

# MAP OF BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 3, OF "CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

FOLIO NO. 03-4107-014-0310

1024 OBISPO AVENUE,  
CORAL GABLES, FLORIDA 33134-3556

AREA OF PROPERTY: 7,500 SQUARE FEET AND/OR  
0.172 ACRES MORE OR LESS.

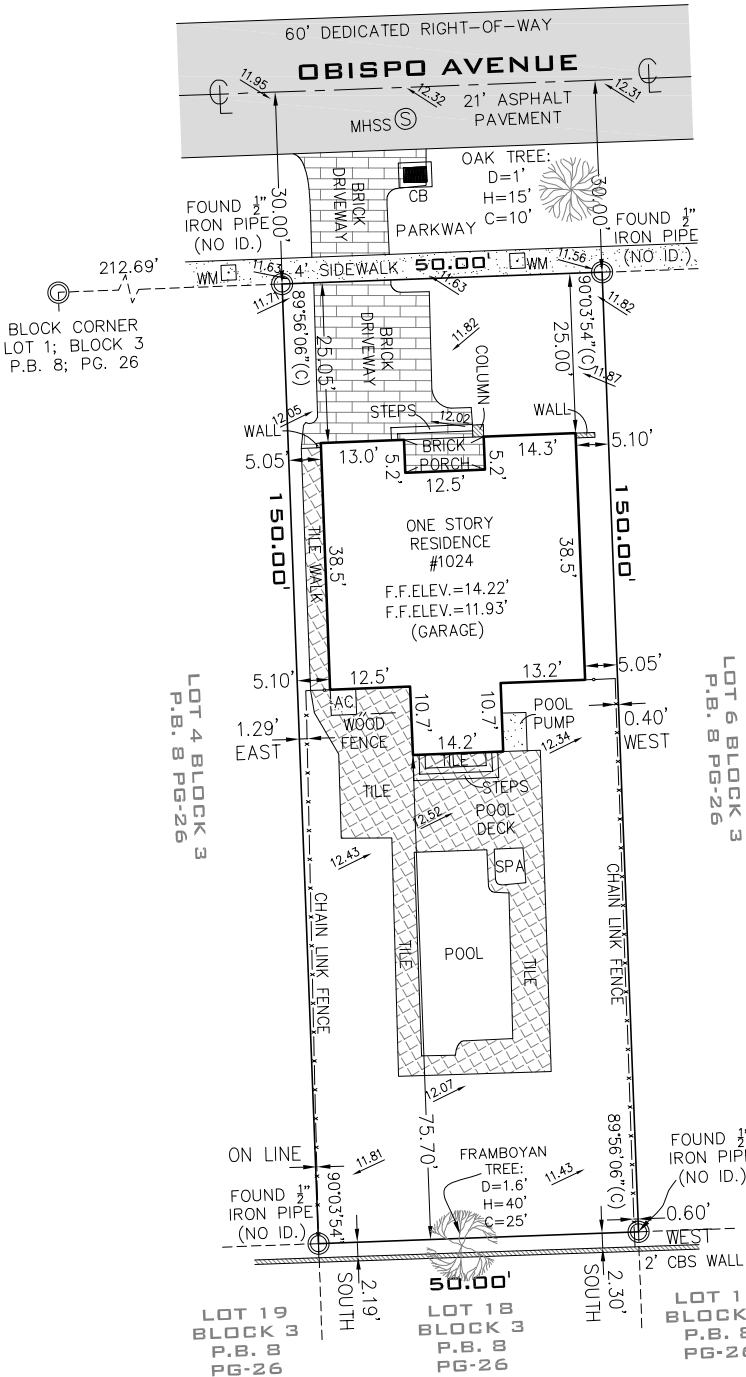
**CERTIFIED TO:**

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-WILLIAM JOHN REILLY

**SURVEYOR'S NOTES:**

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CORAL GABLES SECTION C" RECORDED IN PLAT BOOK 8, AT PAGE 26.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



**LOCATION MAP**

SECTION 7, TOWNSHIP 54 SOUTH, RANGE 41 EAST  
LYING AND BEING IN DADE COUNTY FLORIDA  
(NOT TO SCALE)



**LB No. 7633**

PROFESSIONAL SURVEYORS AND MAPPERS  
1435 S.W. 87th AVENUE, SUITE "20"  
MIAMI, FL 33174  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
EMAIL-REQUEST@LMSURVEYING.COM

**ABBREVIATIONS AND LEGEND:**

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
-- --	=DENOTES WOOD FENCE
- x -	=DENOTES CHAIN LINK FENCE
- o -	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
ASPH	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
BRICK	=DENOTES BRICK
CONC PAD	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN  
HEREON ARE RECORD AND MEASURED  
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120639
PANEL:	12086C0294
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	04-07-2020
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
04-13-2020	J.FEE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
N/A	N/A

**JOB No.**

**2004-0020**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4202, FLORIDA STATUTE.

SIGNED \_\_\_\_\_ FOR THE FIRM  
ARTURO MENDIGUTIA, P.E., STATE OF FLORIDA, S.P.S.M. No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR  
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN  
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

ADDRESS:	1024 OBISPO AVE. CORAL GABLES, FL 33134
OWNER:	WILLIAM JOHN REILLY
ZONING:	SFR - SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION:	CORAL GABLES SEC C PB 8-26 LOT 5 BLK 3
FOLIO NUMBER:	03-4107-014-0310
YEAR BUILT:	1940
TYPE CONSTRUCTION:	TYPE III
ALTERATION LEVEL	LEVEL II FBCE 2017 6TH EDITION
FLOOD ZONE:	"X"

ZONING DISTRICT: SFR      NET LOT AREA: N/A      GROSS LOT AREA: 7,500 SF

MAX LOT COVERAGE ALLOWED: 35 %  
MAX LOT COVERAGE W/POOL: 45 %

LOT COVERAGE: 1,344 SF EXISTING RESIDENCE (UNDER AIR)  
170 SF EXISTING LOFT (UNDER AIR)  
360 SF MASTER SUITE ADDITION (UNDER AIR)  
62 SF EXTG COVERED PORCH  
286 SF EXISTING GARAGE  
130 SF COVERED PATIO ADDITION

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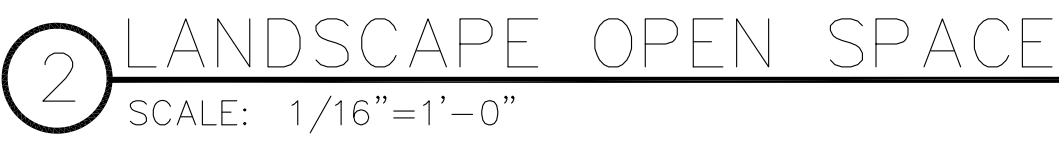
2,352 SF PROPOSED LOT COVERAGE = 31.4% < 35% MAX  
+ 427 SF EXTG. POOL & 26 SF EXTG. SPA  
= 2,805 SF PROPOSED TOTAL LOT COVERAGE = 37.4% < 45% MAX  
(INCLUDING POOL & SPA)

FRONT YARD SETBACK	REQUIRED: 25'	PROVIDED: 25' EXTG.
INTERIOR SIDE YARD SETBACK	REQUIRED: 20%	PROVIDED: 5'/5" (20%) EXTG.
SIDE STREET SETBACK	REQUIRED: 15'	PROVIDED: N/A
REAR YARD SETBACK	REQUIRED: 10'	PROVIDED: 52.08' ( NEW)

HEIGHT: 2 STORIES AND 29 FT MAX.  
GARAGE: 600 SF MAX. OR 1/2 AREA OF MAIN BLDG. WIDTH MUST  
BE LESS THAN 1/3 WIDTH OF FACADE  
COVERAGE: 35% AND 45% INCLUDING POOL  
FAR: 48% FIRST 5,000 SF AND 35% OF NEXT 5,000 SF



LOT SIZE: 7,500 SF  
MIN. REQUIRED OPEN SPACE = 40%  
7,500 SF X 0.40 = 3,000 SF MIN. REQUIRED.  
PROVIDED LANDSCAPE OPEN SPACE = 3,464 SF ✓  
AT LEAST 20% OF REQUIRED 40% SHALL BE IN THE FRONT YARD. ( 3,000 SF X 0.20  
= 600 SF)  
PROVIDED LANDSCAPE OPEN SPACE IN FRONT YARD = 772 SF ✓



THE PURPOSE OF THIS ADDITION IS TO ADD A NEW MASTER BEDROOM SUITE ADDITION AND COVERED PATIO TO THE REAR OF EXISTING SINGLE-FAMILY RESIDENCE.

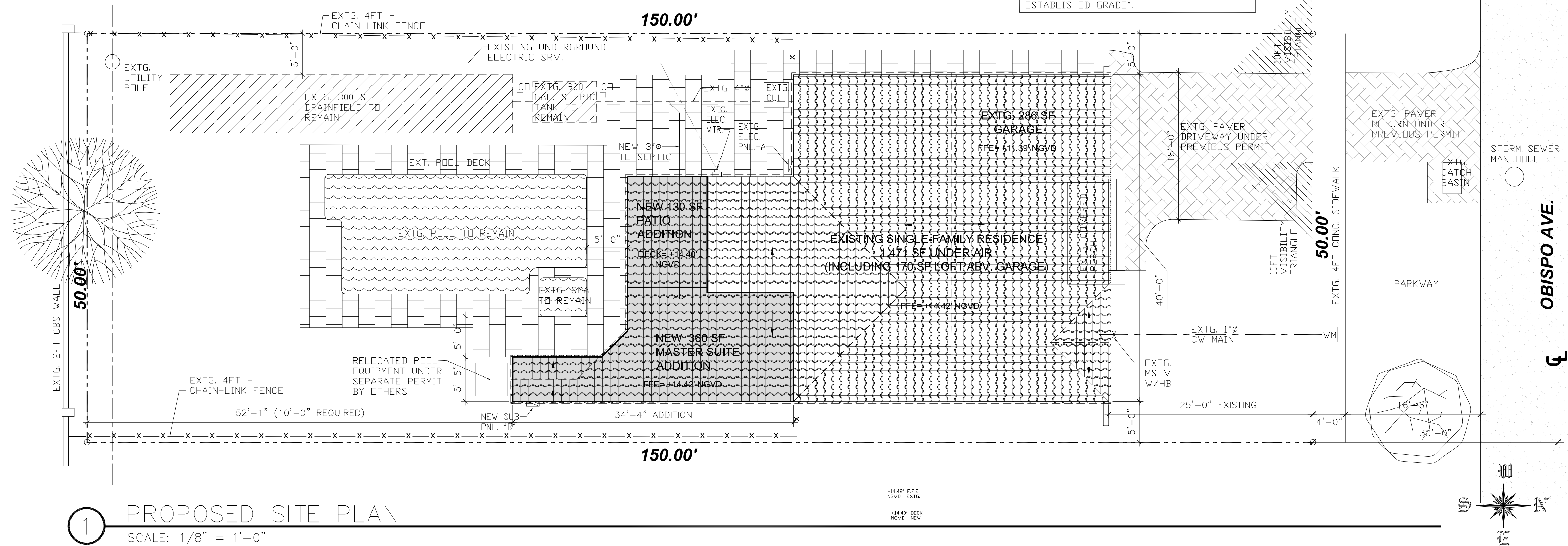
- INSTALL NEW 360 SF MASTER-SUITE & 130 SF PATIO ADDITION PER PLAN.
- PROVIDE POOL SAFETY ALARMS @ REAR DOORS/WINDOWS

- REFER TO INDIVIDUAL DISCIPLINES FOR COMPREHENSIVE SCOPE OF WORK.

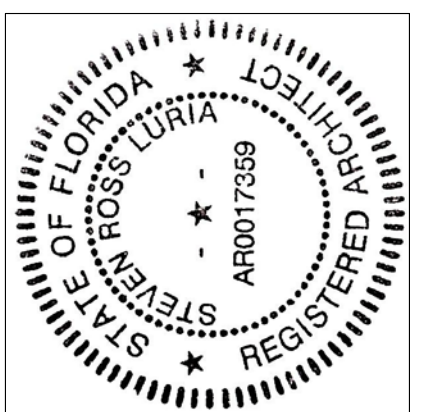
- ALL WORK TO COMPLY WITH FBC 2017 6TH EDITION, NEC 2014
- FBCE 2017 LEVEL II ALTERATION
- CURRENT CORAL GABLES ZONING CODE.

SP-1	SITE PLAN, PROPERTY INFORMATION
SP-2	TREE PROTECTION PLAN
D-1	DEMOLITION PLAN, NOTES
A-0	NOTES, DETAILS
A-1	PROPOSED FLOOR PLAN, SCHEDULES
A-2	ELEVATIONS, DETAILS
A-3	SECTIONS
A-4	ROOF PLAN, NOTES, DETAILS
E-1	ELECTRICAL PLAN, NOTES
E-2	PANEL SCHEDULE, DETAILS
P-1	SANITARY PLUMBING PLAN, NOTES
P-2	WATER PLUMBING PLAN, DETAILS
M-1	MECHANICAL PLAN, NOTES, DETAILS
S-0	STRUCTURAL NOTES, DETAILS
S-1	STRUCTURAL DETAILS
S-2	FOUNDATION/FRAMING PLAN, DETAILS, SCHEDULES
S-3	ROOF FRAMING PLAN, SCHEDULES
S-4	STRUCTURAL SECTIONS
S-5	WIND LOADS

A SEPARATE PERMIT WILL BE REQUIRED FOR:  
-WINDOWS & DOORS  
-ELECTRICAL  
-MECHANICAL  
-PLUMBING  
-ROOFING (BY OTHERS)

PROJECT NAME: **SINGLE-FAMILY ADDITION**

**STEVEN LURIA, RA**  
9641 SW 100 AVENUE



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CONSENT OF THE ARCHITECT.

JOB No.:  
20.01024.ADD


DATE: 8/08/2020

CHECKED BY:

DRAWN BY: SRL

PLOT:100%

SHEET INDEX:

PROJECT INFORMATION,  
PROPOSED SITE PLAN

SHEET No.:

SP-1

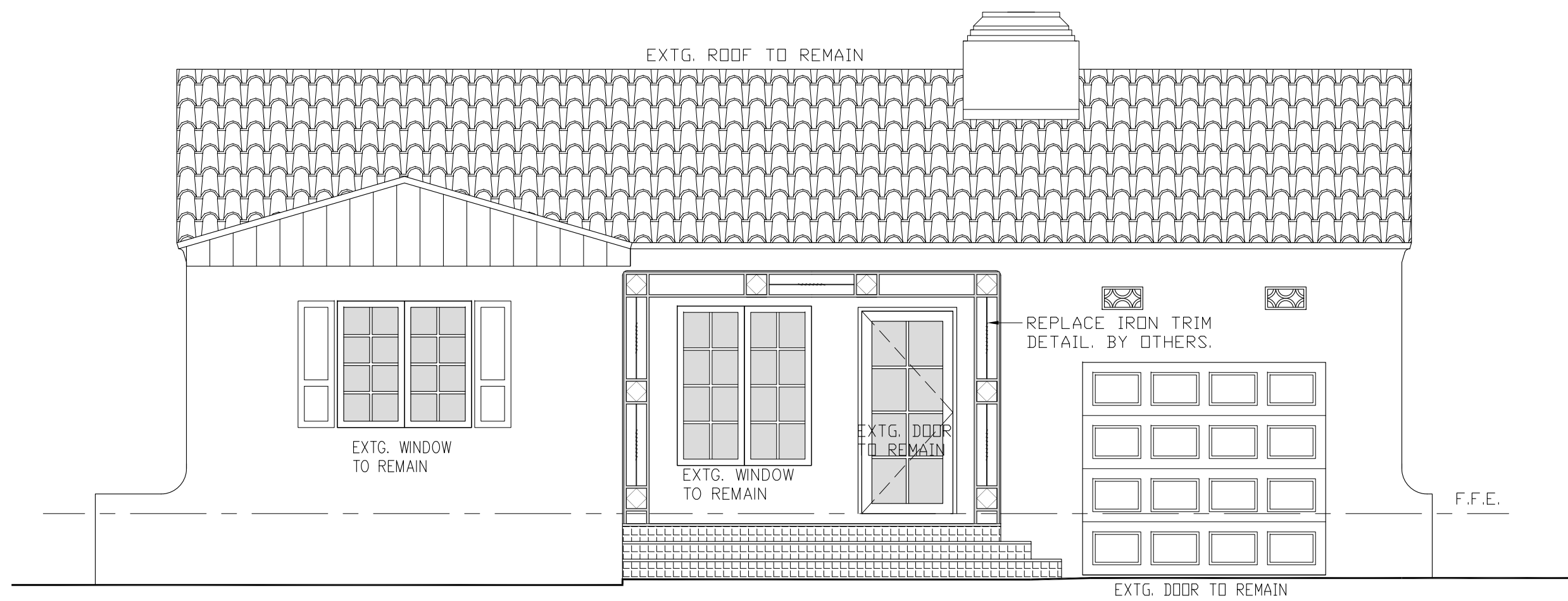


ROOM FINISH SCHEDULE									
ROOM NAME	WALLS	FLOOR	CEILING	CLG HT	WALL FINISH	WALL COLOR	BASE	REMARKS	
MASTER BEDROOM-1	1/2" GWB	WD. FLOOR TO MATCH EXTG.	1X8 WD. T&G	VARIES	PAINT	PER OWNER	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS	
BATHROOM-1	1/2" GWB	TILE PER OWNER	5/8" GWB	+8'-4"	PAINT	PER OWNER	TILE	1/2" CEMENT BD. @ WET AREAS	
MASTER WIC	1/2" GWB	WD. FLOOR TO MATCH EXTG.	5/8" GWB	+8'-4"	PAINT	PER OWNER	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS	
SUNROOM	EXTG.	WD. FLOOR TO MATCH EXTG.	EXTG.	EXTG.	EXTG.	EXTG.	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS	
KITCHEN & STORAGE LOFT	EXISTING TO REMAIN								
LIVING RM. & DINING RM.	EXISTING TO REMAIN								
BED-2/3, HALL	EXISTING TO REMAIN								
BATH-2/3	EXISTING TO REMAIN								
WALL AND CEILING FINISHES: CLASS C - FLAME SPREAD 76-200 GYPSUM WALLBOARD TO BE OF RECYCLED CONTENT									

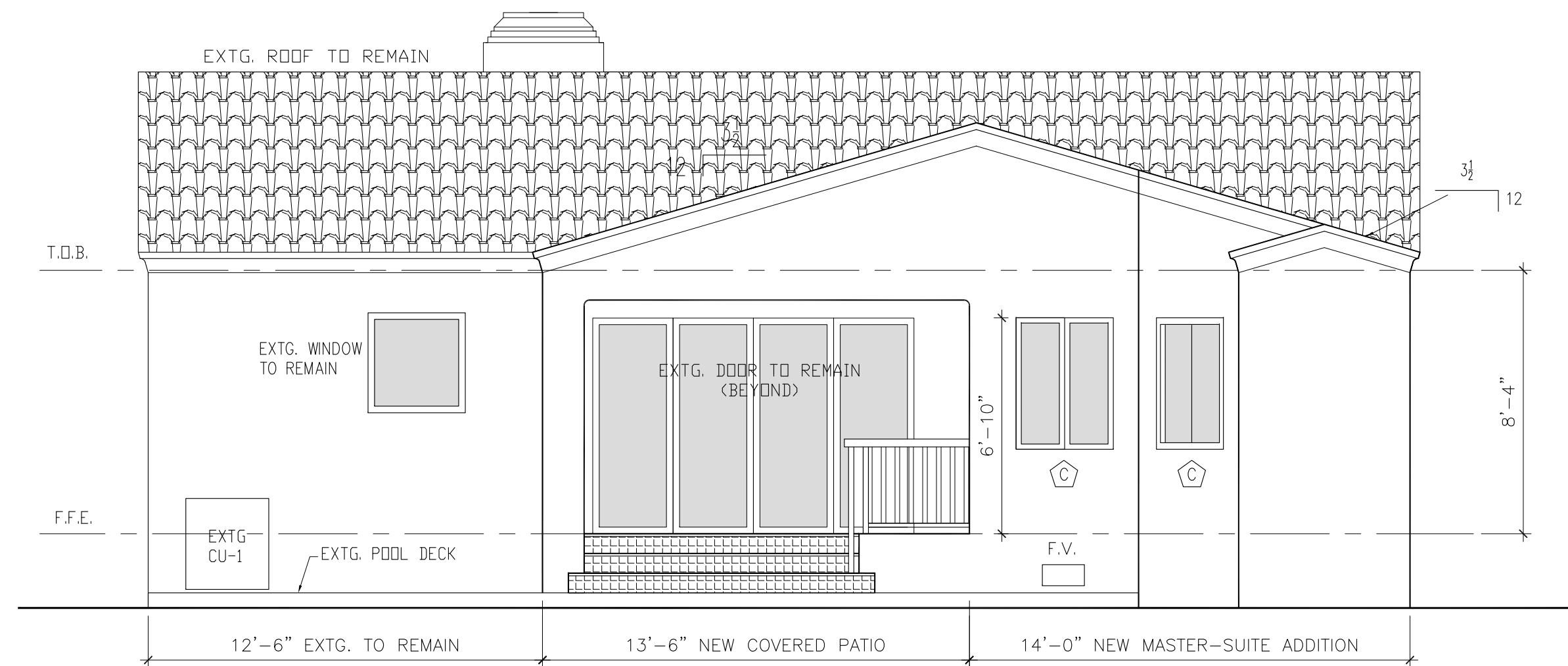
WINDOW SCHEDULE						* NOTES ALL DOORS AND WINDOWS SHALL COMPLY W/ FBC 2017 6TH EDITION			
PENTAGON	TYPE	SIZE		FRAME	REMARKS	GLASS TYPE	NOA #	COMPANY	EXPIRES
		WIDTH	HEIGHT						
(A)	DO NOT USE								
(B)	CASEMENT	26"	38"	ALUM.	"X" OBSCURE 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	17-1011.22	ECO WINDOWS SYSTEMS	05/19/2021
(C)	HORIZONTAL SLIDER	37"	50.6"	ALUM.	"X0" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	18-1220.07	ECO WINDOWS SYSTEMS	05/27/2024
(D)	FIXED	19"	50.6"	ALUM.	"0" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	17-1011.20	ECO WINDOWS SYSTEMS	05/05/2021
(E)	HORIZONTAL SLIDER	48"	50.6"	ALUM.	"X0" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	18-1220.07	ECO WINDOWS SYSTEMS	05/27/2024

[illegible]

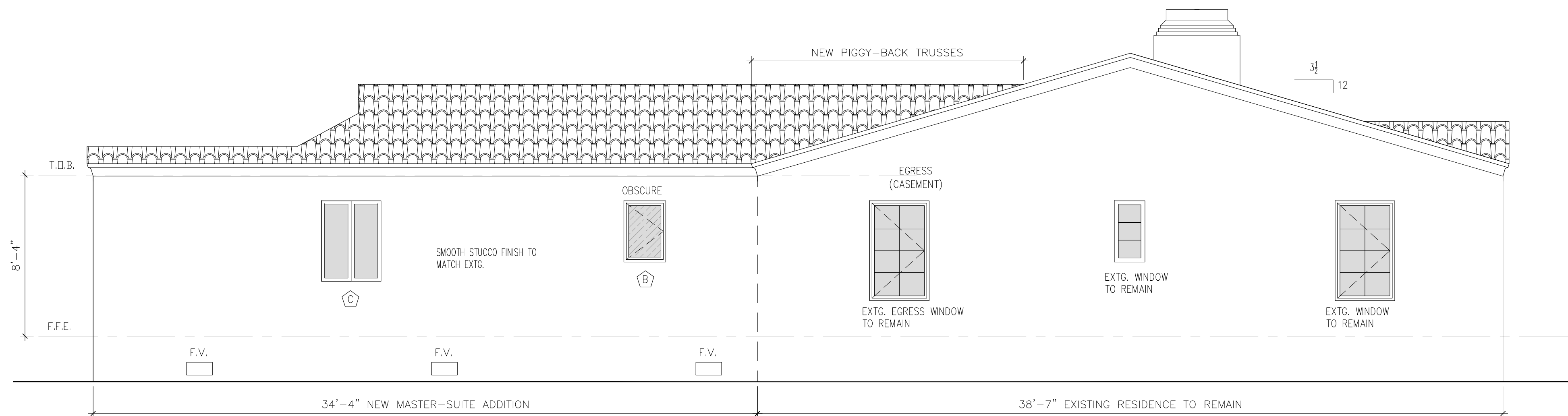
A-1



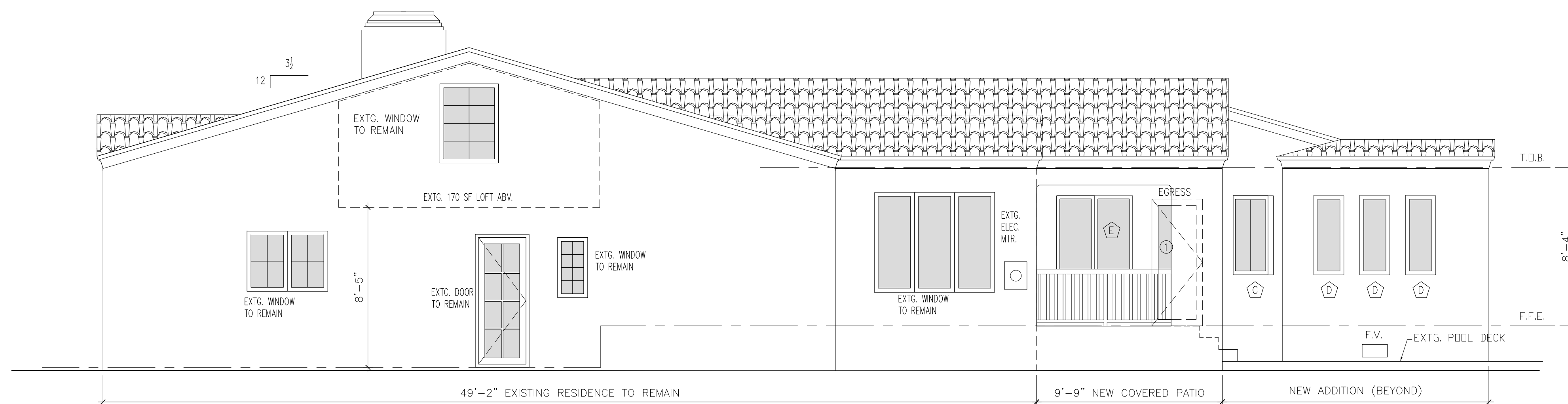
1 FRONT ELEVATION (NORTH)  
SCALE: 1/4"=1'-0"



2 REAR ELEVATION (SOUTH)  
SCALE: 1/4"=1'-0"



3 SIDE ELEVATION (EAST)  
SCALE: 1/4"=1'-0"



4 SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"

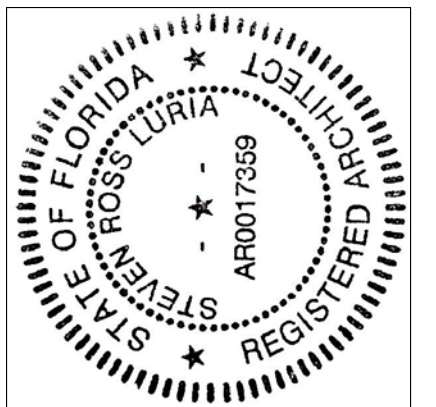
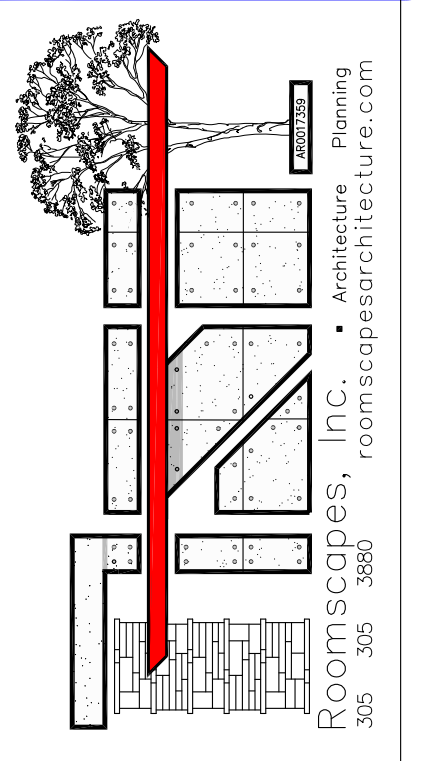
ROOFING NOTES:  
• NEW ROOFING AT ADDITION TO MATCH EXISTING ROOFING.  
• ROOFING UNDER SEPARATE PERMIT.

STUCCO NOTE:  
• NEW EXTERIOR STUCCO WALL FINISH TO MATCH EXISTING ADJACENT FINISHES.

FLOOD VENT NOTE:  
• REFER TO SHEET A-1 FOR FLOOD VENT (F.V.) SPECIFICATION.

PROJECT NAME: **SINGLE-FAMILY ADDITION**  
ADDRESS: **1024 OBISPO AVE.**  
**CORAL GABLES, FL 33134**  
OWNER: **WILLIAM JOHN REILLY**  
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**  
9641 SW 100 AVENUE  
MIAMI, FL 33176  
LICENSE NO: AR 0017359  
305-305-3880



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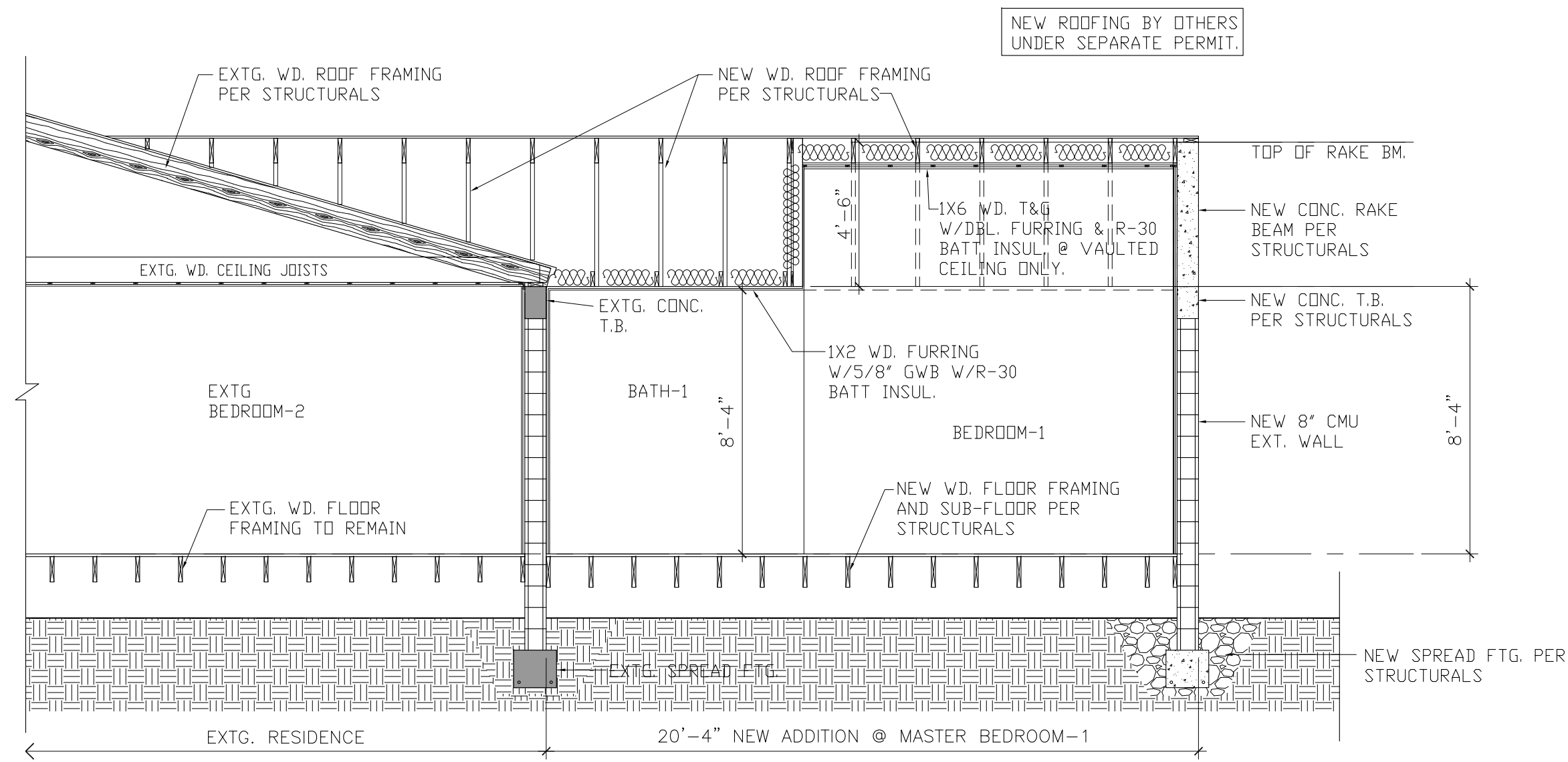
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REVISIONS:

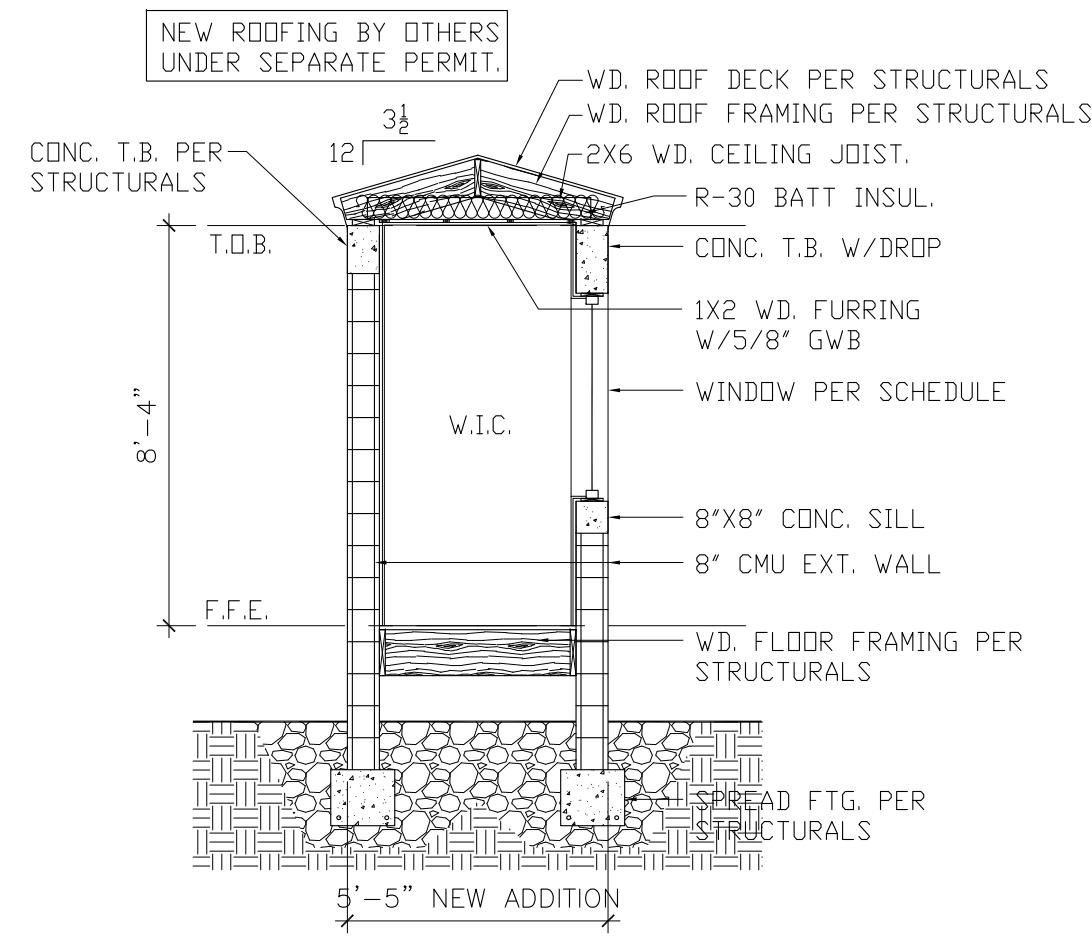

DATE: 8/08/2020  
CHECKED BY: SRL  
DRAWN BY: SRL  
PLOT: 100%

SHEET INDEX:  
**ELEVATIONS**

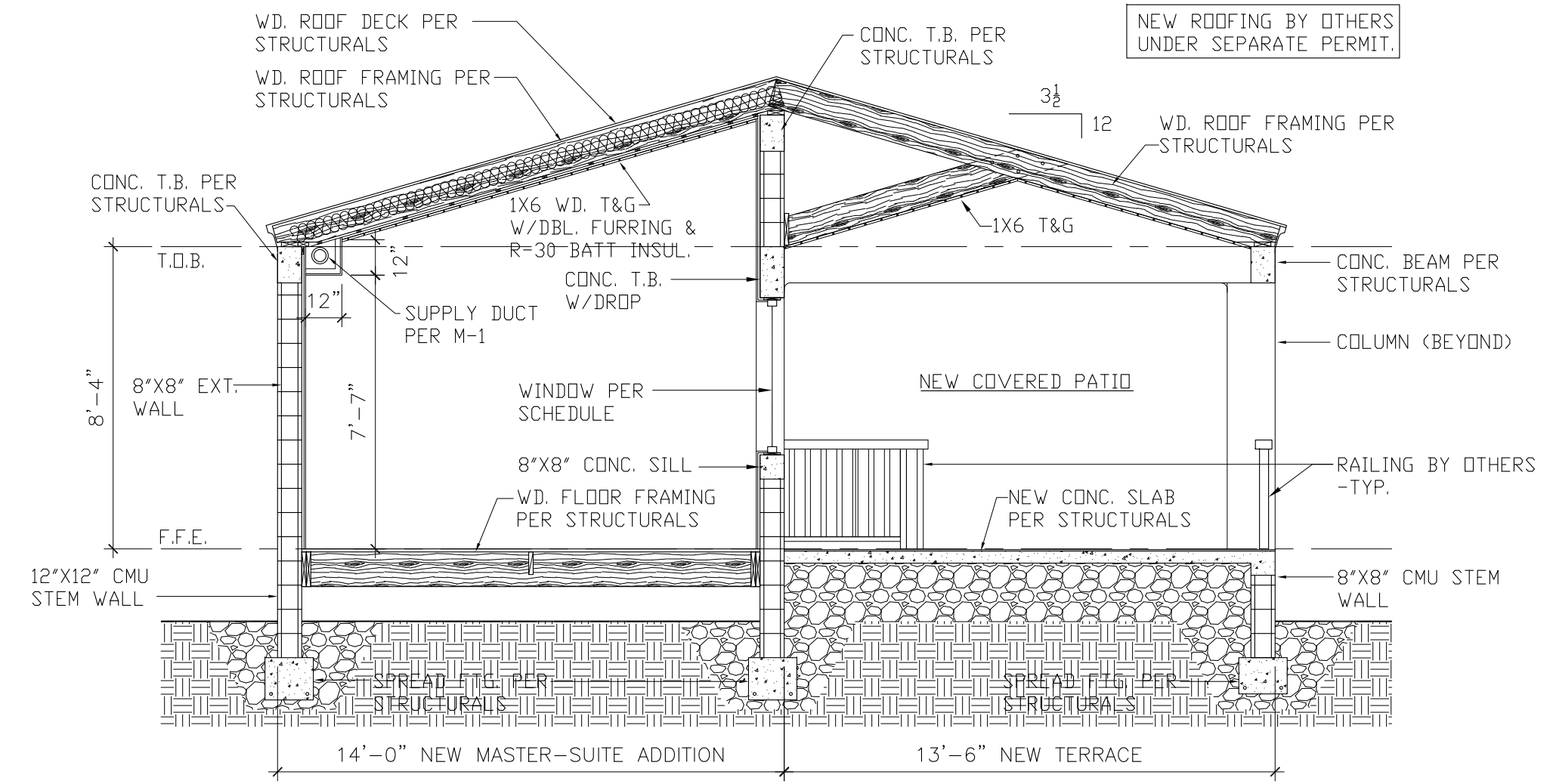
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**A-2**



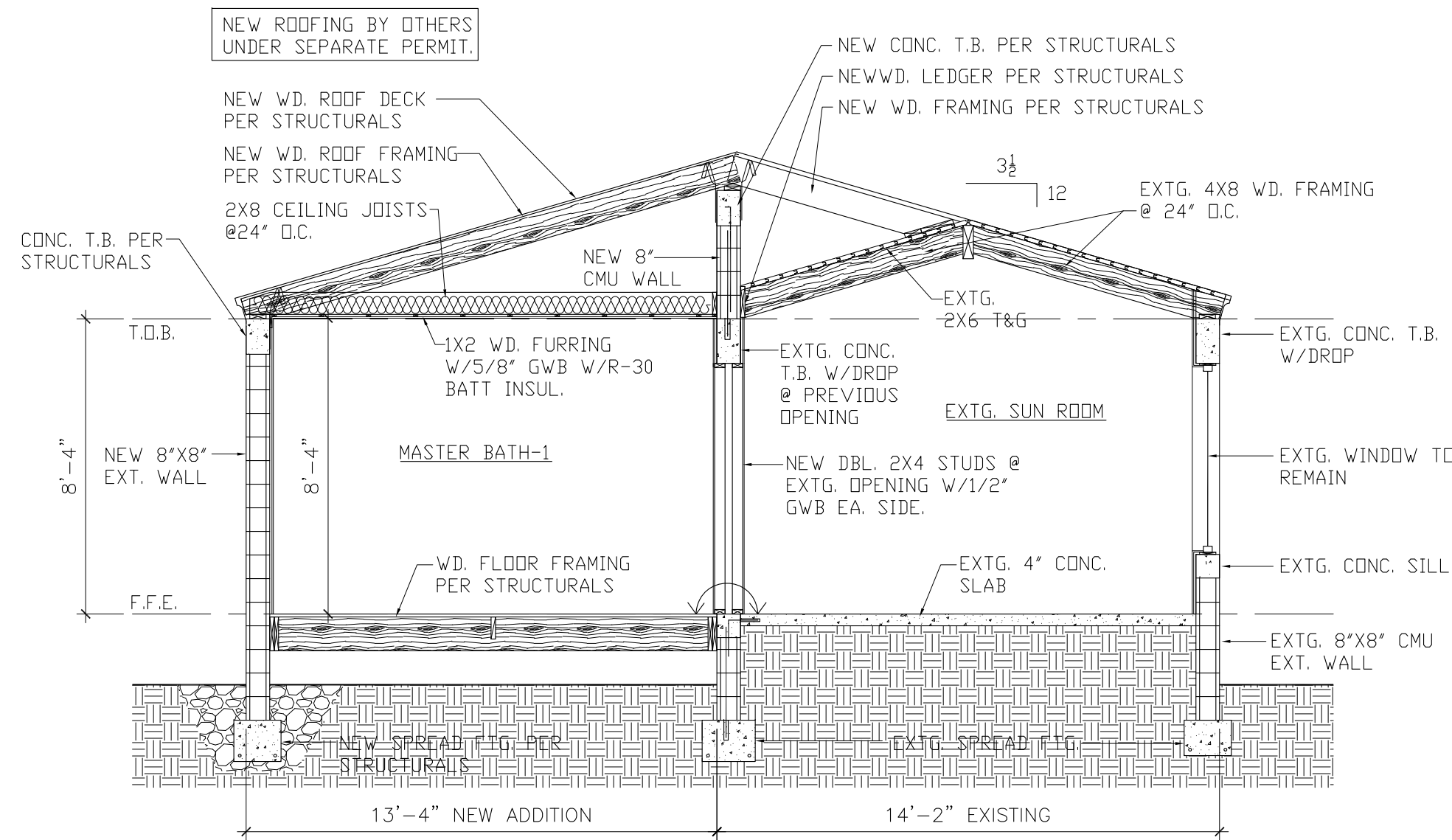
1 SECTION - A  
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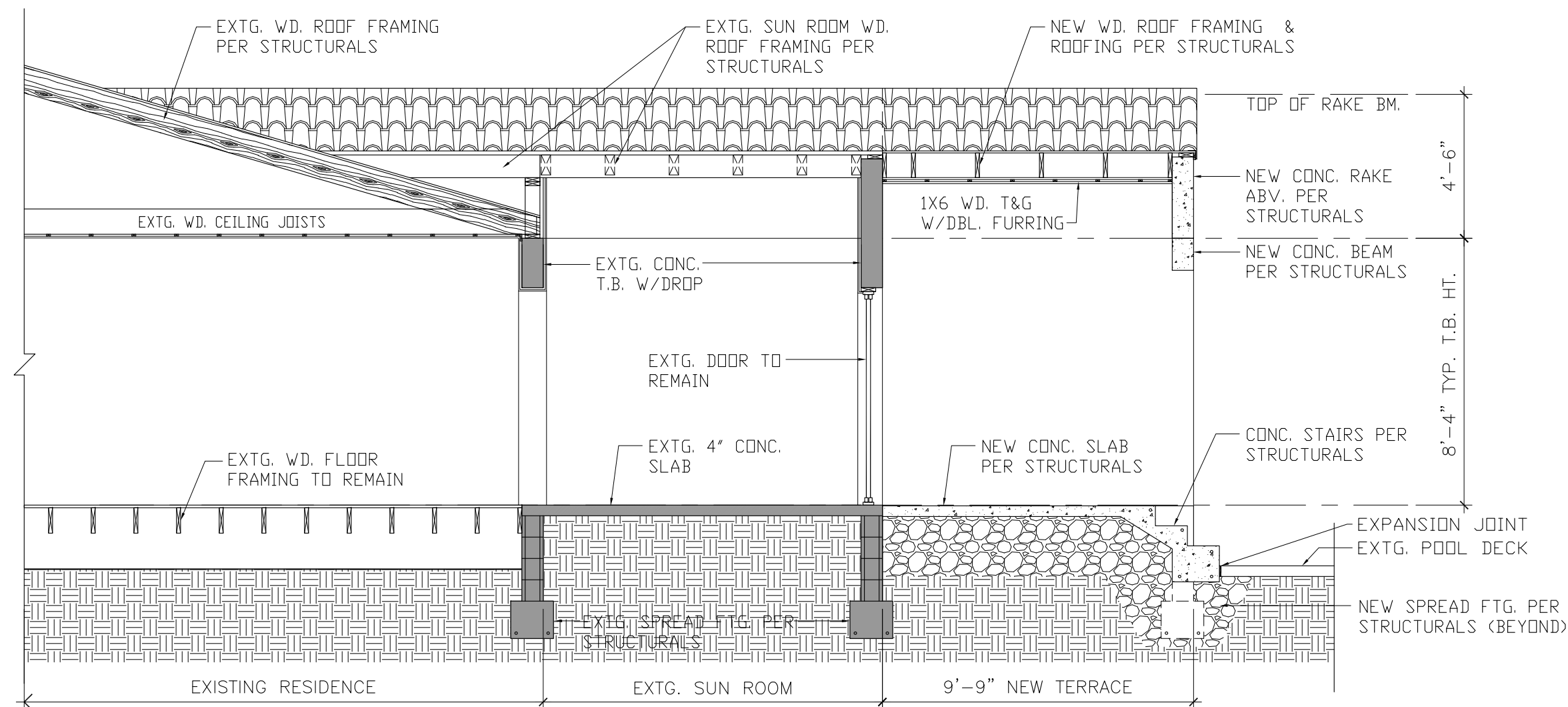
2 SECTION - B  
SCALE: 1/4"=1'-0"



3 SECTION - C  
SCALE: 1/4"=1'-0"

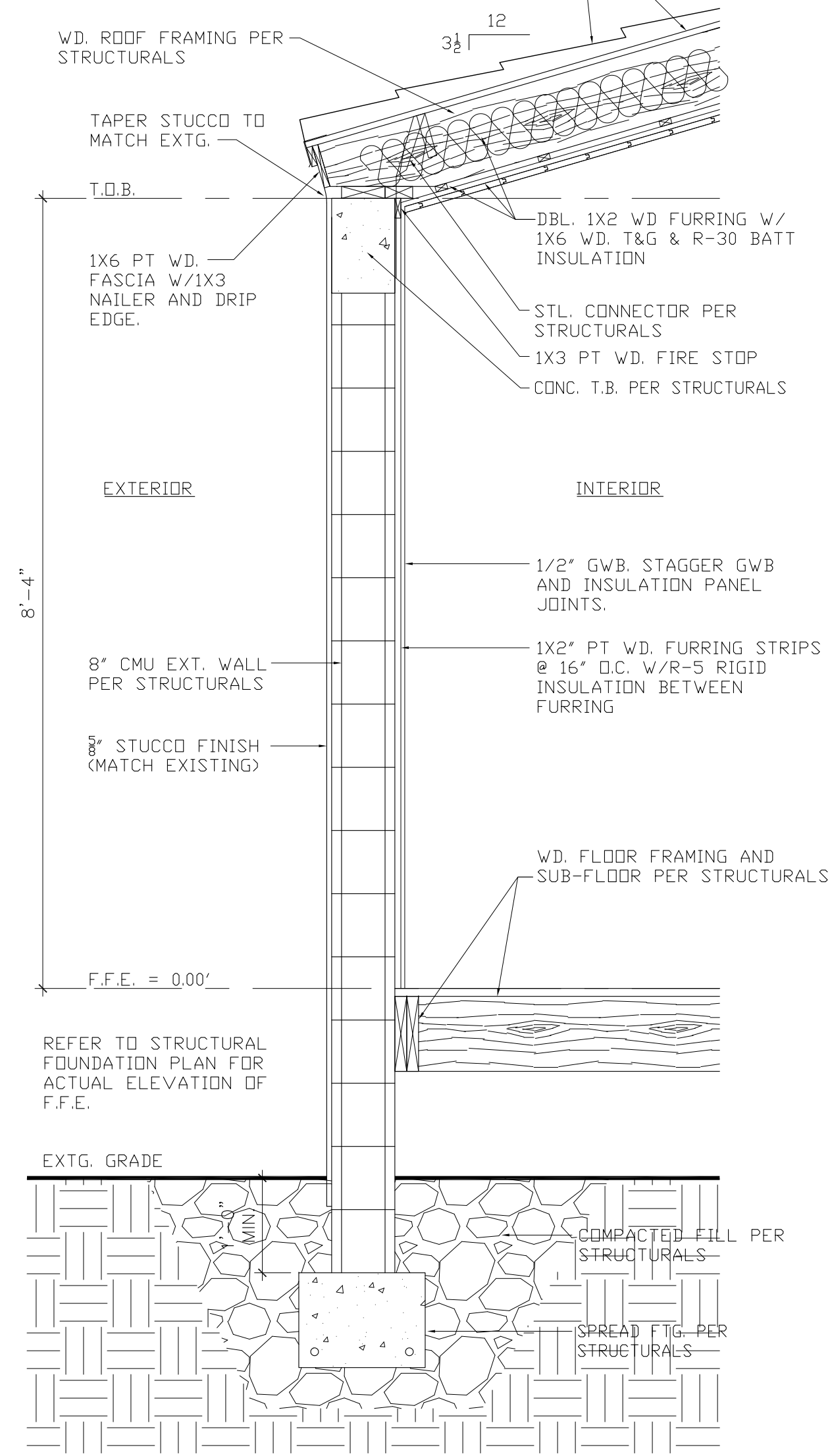


4 SECTION - D  
SCALE: 1/4"=1'-0"



5 SECTION - E  
SCALE: 1/4"=1'-0"

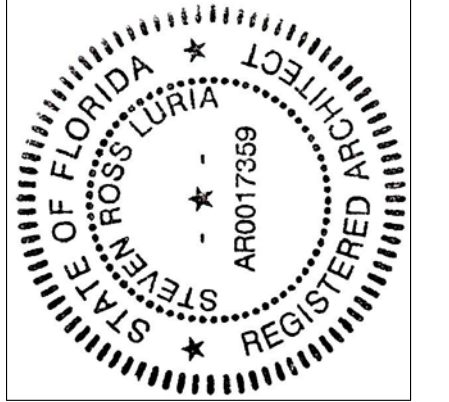
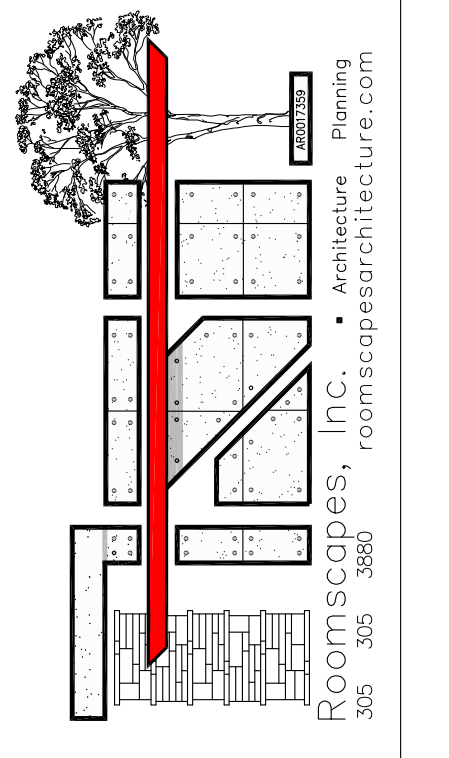
SPANISH-S TILE ROOF ON 30# PAPER TIN-CAPPED AT 6" O.C. AND 90# HOT-MOPPED, PLACED ON 19/32" EXTERIOR GRADE PLYWOOD NAILED W/ 10d RING SHANKED GALV NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. PROVIDE MIN. 26 GAUGE GALV. MTL. FSH. MIN. USE RING SHANKED GALV. ROOF NAILS 4" O.C. AT ALL EAVES, VALLEYS, RAKED GABLE ENDS.  
-ROOFING BY OTHERS



6 TYPICAL WALL SECTION  
SCALE: 3/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**  
ADDRESS: **1024 OBISPO AVE.**  
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OWNER: **WILLIAM JOHN REILLY**  
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JOB No.: **20.01024.ADD**

REVISIONS:

NO.	DESCRIPTION

DATE: 8/08/2020  
CHECKED BY: **SRL**  
DRAWN BY: **SRL**  
PLOT: 100%

SHEET INDEX:  
**SECTIONS**

SHEET No.:  
**A-3**

PROJECT NAME: **SINGLE-FAMILY ADDITION**

1024 OBISPO AVE.  
CORAL GABLES, FL 33134

WILLIAM JOHN REILLY

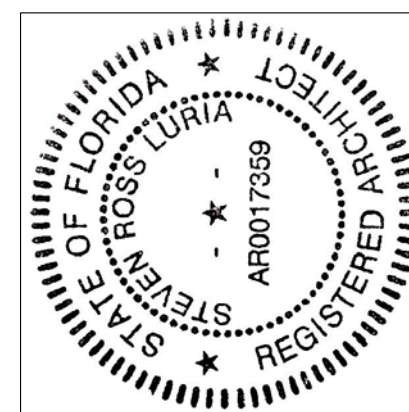
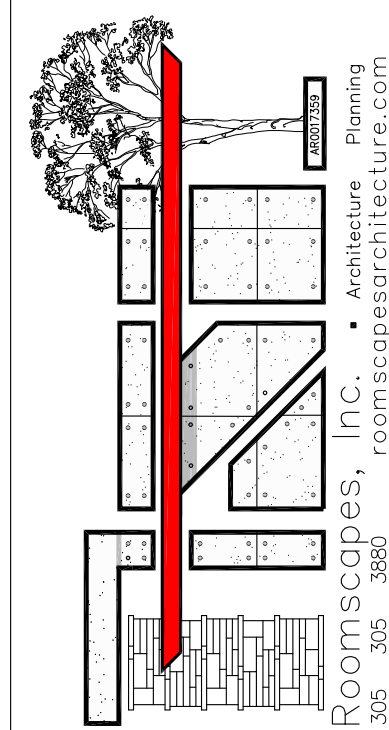
PROPERTY ID: 03-4107-014-0310

ARCHITECT: **STEVEN LURIA, RA**

9641 SW 100 AVENUE  
MIAMI .FL. 33176

LICENSE NO: AR 0017359

305-305-3880



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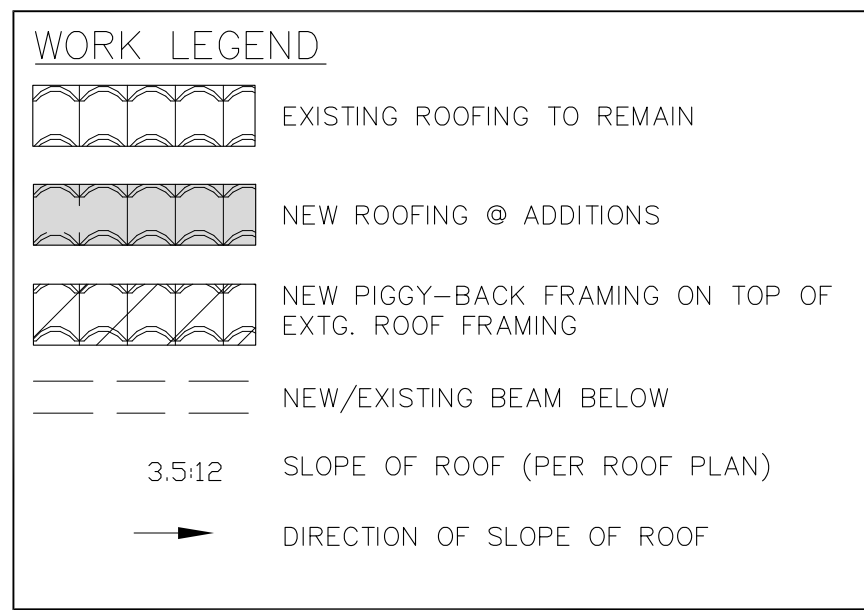
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20.01024.ADD

REVISIONS:

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

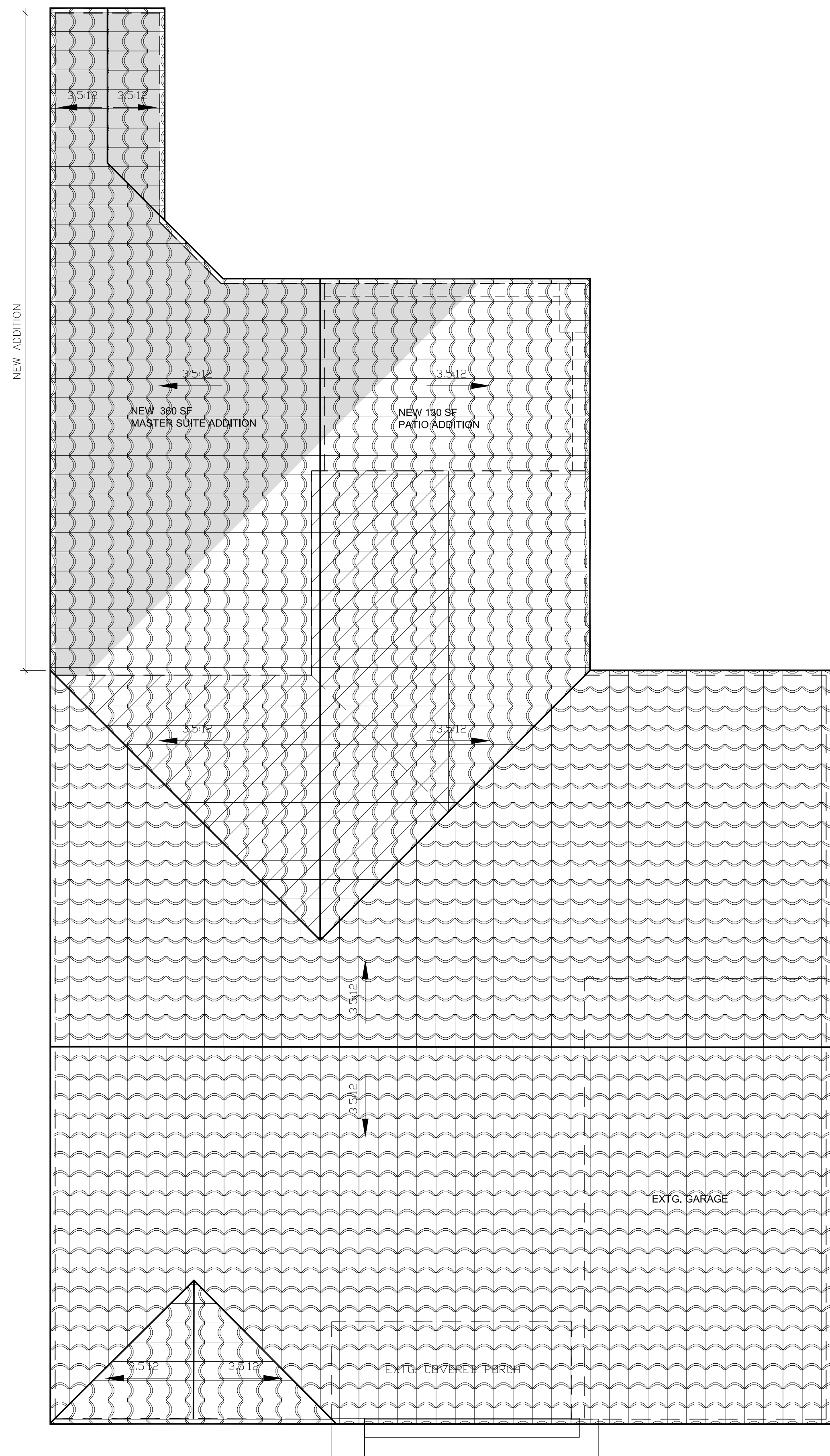
SHEET INDEX:  
ROOF PLAN

SHEET No.:  
**A-4**



ROOFING NOTES:

1. SPANISH-S TILE ON 30# ROOFING FELT AND 90# HOT MOPPED.
2. INSTALL BITUMINIOUS TAPE ON ALL PLYWOOD JOINTS AS SECONDARY WATER BARRIER.
3. ROOFING UNDER SEPARATE PERMIT BY OTHERS.
4. ATTIC TO BE VENTED WITH R-30 BATT INSULATION.
5. NEW ROOFING TO MATCH EXISTING



1 ROOF PLAN  
SCALE: 1/4"=1'-0"

DEMOLITION NOTES

- A. GENERAL NOTES
1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 6TH EDITION AND ALL LOCAL ORDINANCES GOVERNING.
  2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A REQUIREMENTS DURING CONSTRUCTION.
  4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

B. DEMOLITION NOTES

ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN.

DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS COVERING THESE OPERATIONS. FEES SHALL BE PAID BY THE CONTRACTOR.

DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM BEING AN "ATTRACTIVE NUISANCE".

PERFORM REMOVAL WORK INDICATED ON DRAWINGS IN A ORDERLY MANNER ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES. PROTECT WORK SPECIFIED TO REMAIN. PROTECT ADJACENT AREAS FROM DAMAGE, DIRT AND DUST. WET DOWN DEBRIS OR RUBBISH, IF NECESSARY, TO MINIMIZE FLYING DUST.

CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING OR RUNOFF TO ADJACENT PROPERTIES OR PUBLIC PROPERTY.

TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS AND DAMAGE. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION MATERIALS AND DEBRIS AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST OR DEBRIS IS NOT ALLOWED.

D. BUILDING

ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE REMOVED AND HAULED TO A SAFE SITE. SEE NOTE #B ABOVE IN DEMOLITION. AN ASBESTOS SURVEY MUST BE COMPLETED BY OWNER PRIOR TO COMMENCING DEMOLITION. IF FOUND ON SITE, ASBESTOS MATERIALS MUST BE REMOVED BY CERTIFIED ASBESTOS REMOVAL CONTRACTOR.

E. ELECTRICAL

TURN OFF POWER AT ELECTRICAL METER BEFORE COMMENCING ELECTRICAL WORK. (IF APPLICABLE)

F. PLUMBING

TURN OFF WATER AT METER BEFORE COMMENCING PLUMBING WORK. (IF APPLICABLE)

G. MECHANICAL

COVER EXISTING MECHANICAL REGISTERS. TURN OFF A/C DURING DEMOLITION.

EXISTING CONDITIONS

EXISTING WORK NOT SPECIFIED FOR REMOVAL THAT IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED, OR REPLACED.

PROVIDE BARRIERS AND WARNING DEVICES TO PROJECT THE PUBLIC AND USERS OF ADJACENT FACILITIES.

INSPECT EXISTING CONDITIONS OF THE WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR TO MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF PRODUCTS OR PERFORMANCE OF WORK.

REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E IMMEDIATELY. DO NOT PROCEED WITH THE WORK UNTIL A/E HAS EVALUATED AND PROVIDED FURTHER INSTRUCTIONS.

PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY OF THE REMAINING STRUCTURE.

THE CONTRACTOR SHALL PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF THE WORK FROM DAMAGE. PROVIDE PROTECTION FROM ELEMENTS FOR PORTIONS OF THE WORK EXPOSED BY CUTTING AND PATCHING WORK. EXECUTE CUTTING AND DEMOLITION BY METHODS PREVENTING DAMAGE TO OTHER WORK AND PROVIDING PROPER SURFACES TO RECEIVE INSTALLATION OF NEW WORK.

REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH. TO MATCH ADJACENT FINISHES. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTIONS, TOLERANCES, AND FINISHES.

EXISTING WORK MAY BE CUT, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED AS NECESSARY FOR THE PERFORMANCE OF WORK REQUIRED.

EXCEPTION: UNLESS OTHERWISE INDICATED ON DRAWINGS, DO NOT CUT OR ALTER STRUCTURAL MEMBERS WITHOUT AUTHORIZATION BY THE A/E.

THE CONTRACTOR SHALL COVER OR FILL ALL HOLES AND OTHER HAZARDOUS OPENINGS CREATED BY REMOVAL WORK UP TO ELEVATION REQUIRED FOR POSITIVE DRAINAGE. DEPRESSIONS AT GRADE SHALL BE FILLED WITH TOP SOIL AND COVERED WITH SOD.

RESTORE DAMAGED OR DEFACED AREAS OR ITEMS REMAINING IN PLACE TO THEIR PREVIOUS CONDITION BEFORE THE WORK.

PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TEMPORARY BARRIER AT 10 FT FROM TREE TRUNK. DO NOT STORE EQUIPMENT OR OPERATE MACHINERY WITHIN THE ENCLOSED AREA.





DEMOLITION SCOPE OF WORK:

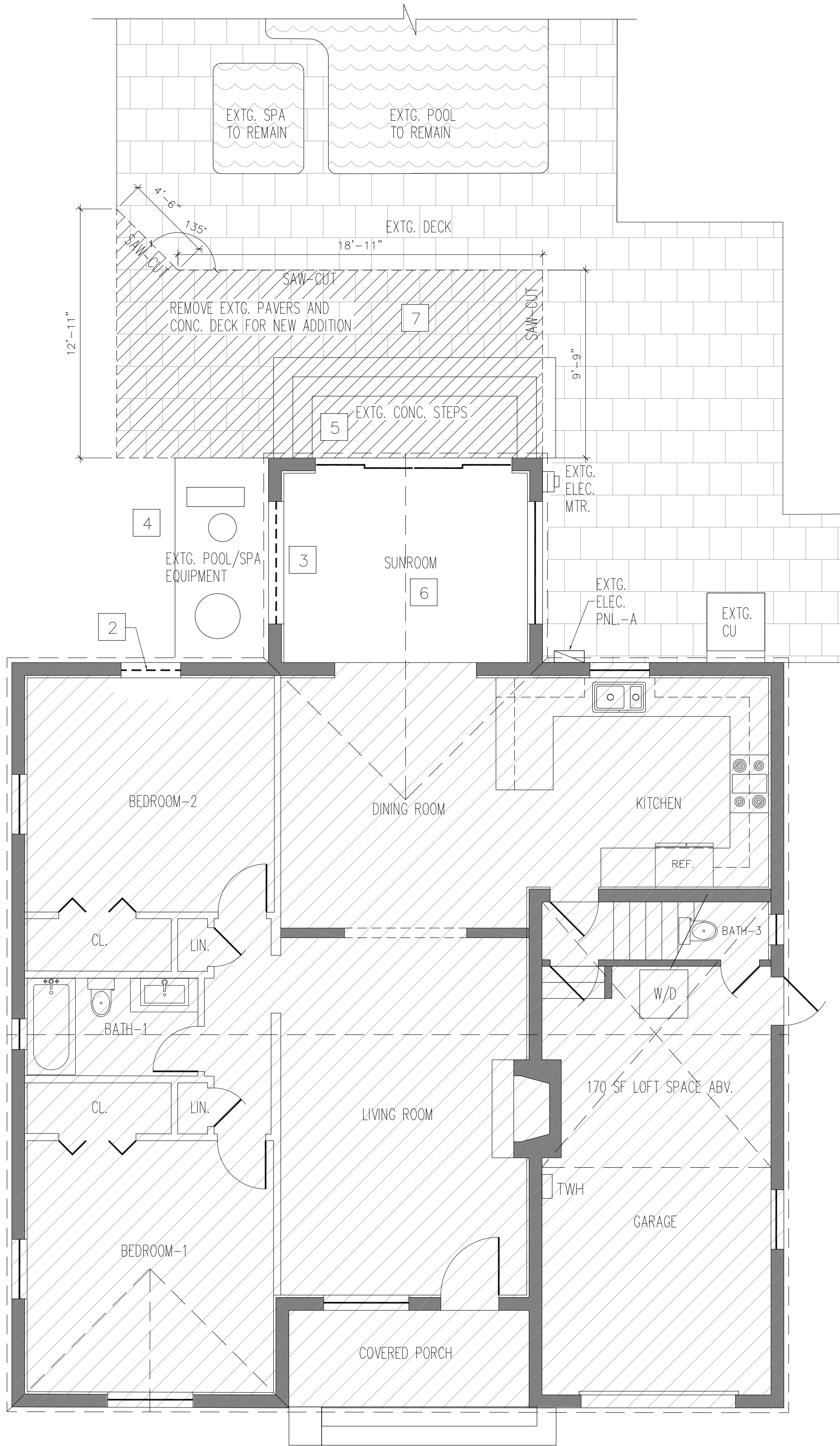
1. DO NOT USE.
2. REMOVE EXISTING WINDOW PER PLAN.
3. REMOVE EXISTING WINDOW AND SAW-CUT PORTION OF EXISTING CMU WALL TO 1" BELOW F.F. ELEVATION.
4. REMOVE EXISTING POOL EQUIPMENT AND CONC. SLAB. POOL EQUIPMENT TO BE RELOCATED UNDER SEPARATE PERMIT.
5. REMOVE EXISTING CONC. STEPS PER PLAN.
6. REMOVE EXISTING TILE FLOORING IN SUNROOM.
7. SAW-CUT AND REMOVE PAVERS AND CONC. POOL DECK PER PLAN.

NOTES:

- G.C. TO PATCH ALL AFFECTED AREAS WITH LIKE MATERIALS TO MATCH ADJACENT FINISHES.
- G.C. TO CONTACT ARCHITECT IMMEDIATELY IF APPROVED PLANS DO NOT REFLECT EXISTING FIELD CONDITIONS.

WORK LEGEND

-  DEMOLISH/REMOVE (REFER TO "SCOPE OF WORK FOR DEMOLITION")
-  EXISTING WALL OR PARTITION TO REMAIN.
-  EXISTING TO REMAIN
-  REMOVE EXISTING DOOR OR WINDOW



1 DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION

ADDRESS: 1024 OBISPO AVE.  
CORAL GABLES, FL 33134

OWNER: WILLIAM JOHN REILLY

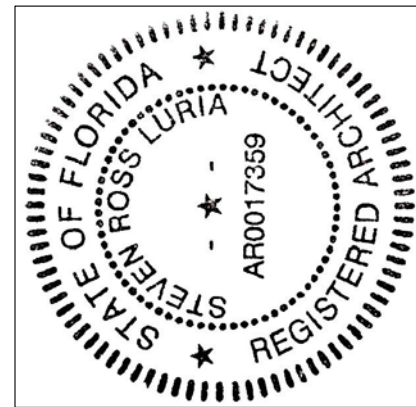
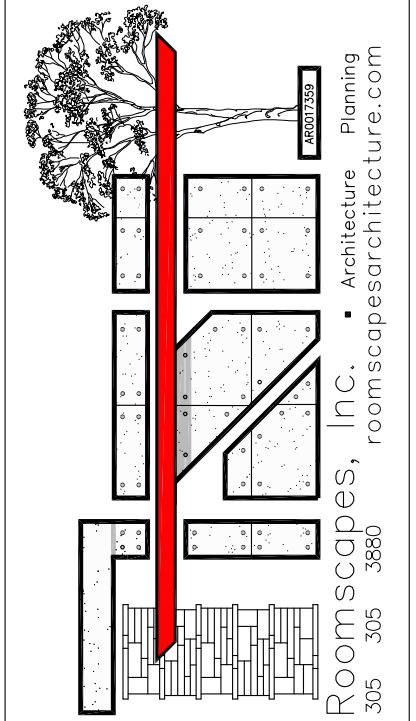
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA

9641 SW 100 AVENUE  
MIAMI, FL 33176

LICENSE NO: AR 0017359

305-305-3880



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JOB No.: 20.01024.ADD

REVISIONS:


DATE: 8/08/2020

CHECKED BY:

DRAWN BY: SRL

PLOT:100%

SHEET INDEX:  
DEMOLITION FLOOR  
PLAN, NOTES

SHEET No.:

D-1

## ELECTRICAL LEGEND

	SINGLE RECEPTACLE		DOUBLE FLOOD - SOFFIT MOUNTED W/M.D.
	DUPLEX RECEPTACLE		INCANDESCENT FIXTURE - CEILING MOUNTED
	GFCI DUPLEX RECEPTACLE (COUNTERTOP MOUNTED)		INCANDESCENT FIXTURE - WALL MOUNTED
	220V RECEPTACLE		TIMER W/SWITCH
	HALF-SWITCHED RECEPTACLE		3" ROUND LED RECESSED DOWN LIGHT
(E)	EXISTING		3" ROUND LED RECESSED DIRECTIONAL DOWN LIGHT
(N)	NEW		FAN BOX-FIXTURE SELECTION BY OWNER
(R)	REPLACE		CHANDELIER LIGHT FIXTURE
(RE)	RELOCATE PER PLAN		INCANDESCENT PENDANT - 6FT A.F.F.
HW	HARD-WIRED	---	LED UNDER CABINET LIGHTING
E.S.	ELECTRICAL SERVICE		4" DIA. RECESSED GIMBAL LT. FIX.
WP	WEATHERPROOF		JUNCTION BOX
WPC	WEATHERPROOFING COVER		ATTIC LIGHT FIXTURE W/PULL-CHAIN MOUNTED TO UNDERSIDE OF HIGHEST POINT OF TRUSS ABOVE ATTIC ACCESS. WIRING TO BE INSTALLED IN CONDUIT.
MS/LS	MOTION/LIGHT SENSOR		SINGLE POLE SWITCH
AFCI	ARC FAULT INTERRUPTER		3-WAY SWITCH
GFI	FAULT INTERRUPTER		4-WAY SWITCH
VP	VAPOR PROOF		DIMMER SWITCH
M.D.	MOTION DETECTOR		220 VOLT/30AMP SWITCH
U.P.	UTILITY POLE		DISCONNECT SWITCH
E.P.	ELECTRICAL PANEL		INTERCONNECTED SMOKE/CARBON MONOXIDE COMBO TYPE DETECTOR W/BATTERY BACKUP
	EXHAUST FAN W/LIGHT		TV JACK / DATA
	EXHAUST FAN		COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTICLE)
	CEILING FAN W/PULLCHAIN		PHONE JACK - PREWIRE ONLY
	CEILING FAN W/LIGHT W/REMOTE CONTROL		GARBAGE DISPOSAL
	ELECTRIC METER (E.M.)		DIAGRAMATIC WIRING
	ELECTRIC PANEL (E.P.)		
	DOORBELL		
	PIG-TAIL		

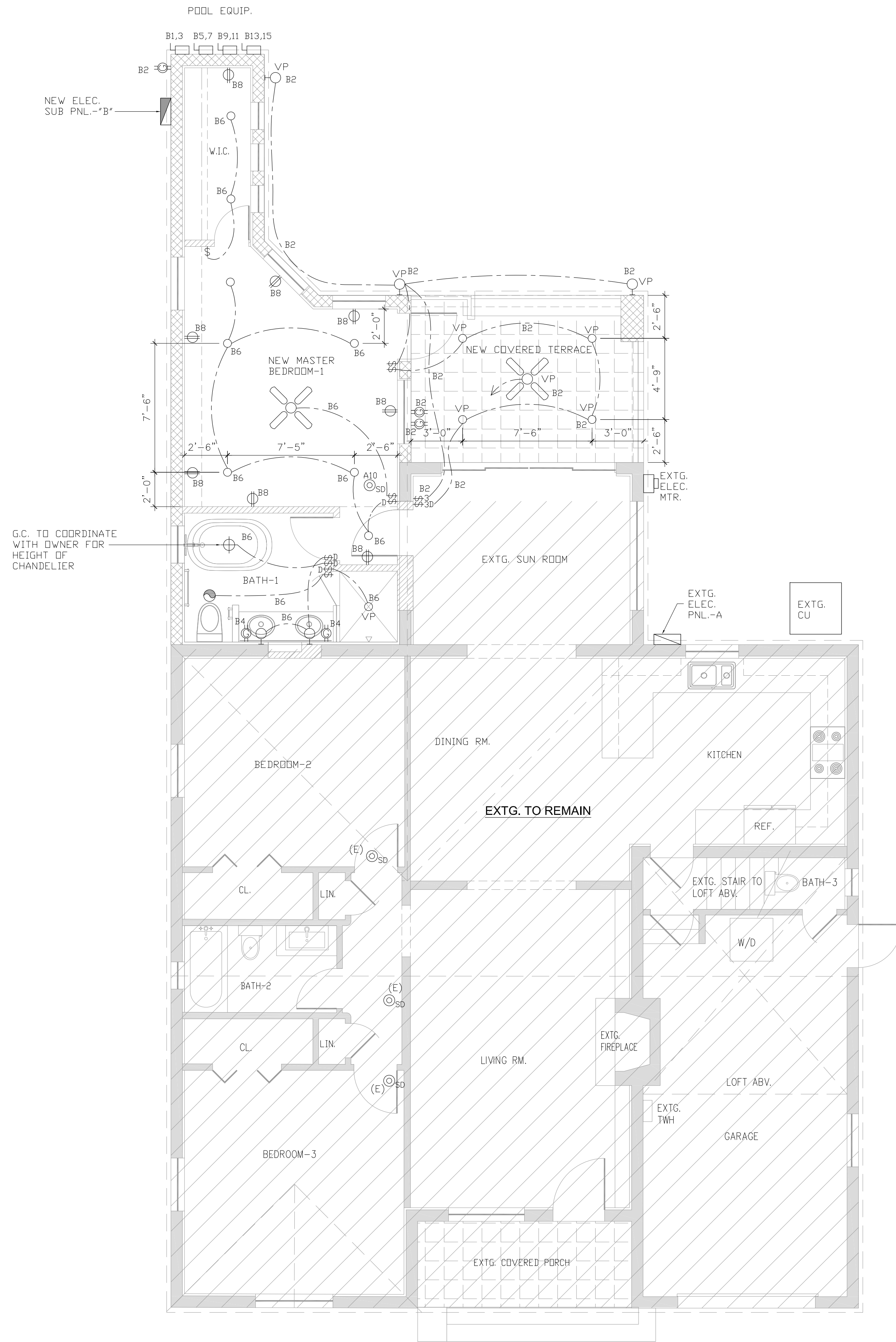
### ELECTRICAL SCOPE OF WORK:

1. INSTALL NEW SUB PANEL--"B" PER PLAN USING PANEL--"A" AS POINT OF CONNECTION. REFER TO PANEL SCHEDULES FOR SPECIFICATIONS.
2. INSTALL NEW WIRING, DEVICES, RECEPTACLES, APPLIANCES, EQUIPMENT, AND FIXTURES PER PLAN AND PANEL SCHEDULE.
3. INSTALL INTERCONNECTED SMOKE/CARBON MONOXIDE DETECTOR UNITS WITH BATTERY BACKUP.

#### NOTES:

- ALL WIRING, RECEPTACLES, DEVICES, AND APPLIANCE RECEPTACLES SHOWN ARE TO BE NEW UNLESS OTHERWISE NOTED ON PLAN.
- ALL WIRING TO COPPER TYPE.
- REFER TO NOTES FOR AFCI AND GFCI INFORMATION.

REFER TO SHEET A-0 "SWIMMING POOL SAFETY" NOTES FOR LOCATIONS OF EXIT ALARMS ON DOORS AND WINDOWS PROVIDING DIRECT ACCESS TO POOL IN REAR YARD. FBC 2017 6TH EDITION R4501.17.1.9



#### ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY W/THE NATIONAL ELECTRICAL CODE, F.B.C. 2017 6TH EDITION, N.E.C. 2014 AND ALL OTHER APPLICABLE CODES.
2. ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AFTER A PERMIT IS ISSUED.
3. CONDUIT UNDERGROUND TO BE PVC SCHEDULE 40
4. CONDUIT EXPOSED TO WEATHER TO BE INC.
5. WIRE INSTALLED ELSEWHERE TO BE ROMEX.
6. FLEXIBLE CONDUIT SHALL BE SEAL TITE.
7. OUTLETS INSTALLED OUTDOORS, GARAGE, KITCHEN, AND BATHROOMS SHALL HAVE GROUND FAULT INTERRUPTER.
8. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING IN HABITABLE AREAS BELOW FLOOD BASE ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED HEIGHT).
9. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
10. A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
11. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
12. G.C. TO COORDINATE ELECTRICAL METER LOCATION WITH FLORIDA POWER AND LIGHT TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
13. PROVIDE SMOKE DETECTORS AS INDICATED HEREIN, SUCH SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL BE POWERED BY A CIRCUIT W/110 VOLT AND 9V BATTERY BACKUP. (IF APPLICABLE)
14. PROVIDE ARC FAULT PROTECTION ON NEW CIRCUITS NEC. 210-12(B)
15. ALL NEW BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE 12- AND 20-AMPERES RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION RMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) AS PER NEC 210-12(A)
16. ALL NEW OUTLETS TO BE TAMPER PROOF.
17. ALL EXTERIOR LIGHTING FIXTURES TO BE VAPOR PROOF.
18. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOFING COVERS.
19. MIN. 75% OF NEW FIXTURES TO BE ENERGY EFFICIENT.
20. RECESSED LUMINARIES IN THE THERMAL ENVELOPE SHALL BE IC RATED AND AIRTIGHT.

#### WET LOCATION NOTES:

1. RECEPTACLES INSTALLED IN WET LOCATION OR OUTSIDE OF BUILDING SHALL BE ENCLOSED IN A WEATHERPROOF ENCLOSURE.SURFACE-MOUNTED SWITCH OR CIRCUIT BREAKER INSTALLED IN DAMP OR WET LOCATION SHALL BE ENCLOSED IN WEATHERPROOF ENCLOSURE OR CABINET REFER TO "FEMA NOTES" REGARDING BASE FLOOD ELEVATION.

#### F.E.M.A. NOTES

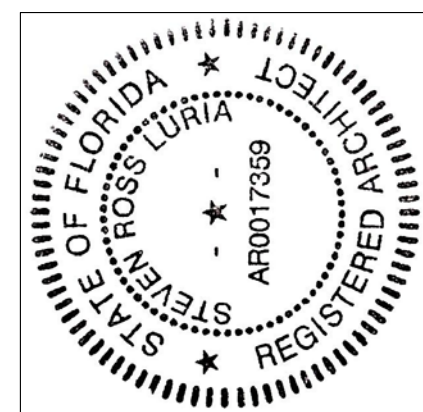
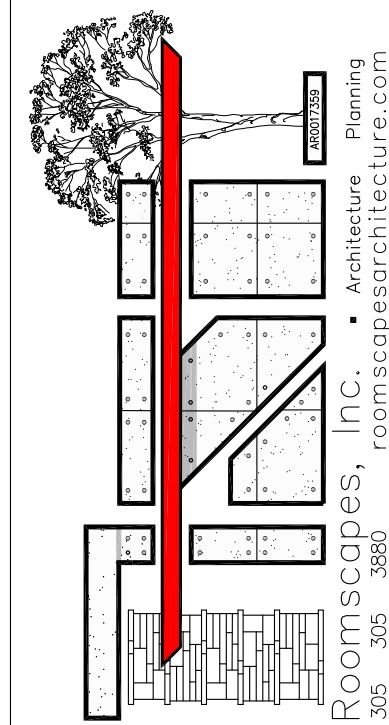
1. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN HABITABLE AREAS.
2. NO APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
3. A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
4. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
5. G.C. TO COORDINATE LOCATION OF ELECTRIC METER WITH FLORIDA POWER & LIGHT TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.

## 1 ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**  
ADDRESS: **1024 OBISPO AVE.**  
**CORAL GABLES, FL 33134**  
OWNER: **WILLIAM JOHN REILLY**  
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**  
9641 SW 100 AVENUE  
MIAMI .FL. 33176  
LICENSE NO: AR 0017359  
305-305-3880



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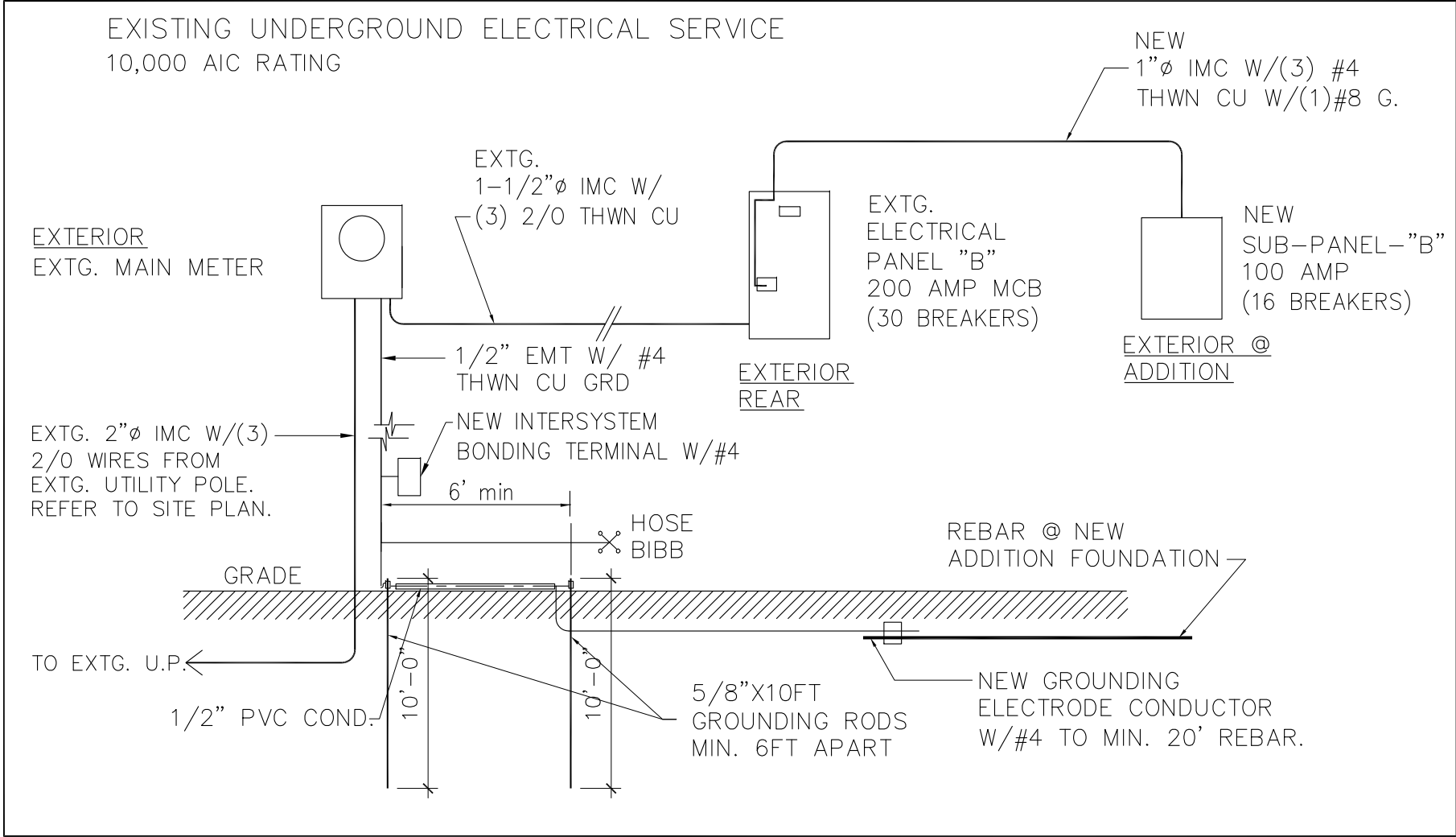
JOB No.: **20.01024.ADD**

REVISIONS:


DATE: 8/08/2020  
CHECKED BY:  
DRAWN BY: SRL  
PLOT: 100%

SHEET INDEX:  
**ELECTRICAL PLAN,**  
**NOTES, PANEL**  
**SCHEDULE,**

SHEET No.:  
**E-1**



1 ELECTRICAL RISER DIAGRAM  
SCALE: N.T.S.

PANEL SCHEDULE LEGEND	
<div></div>	NEW BRANCH CIRCUIT & WIRING PER PANEL SCHEDULE
<div></div>	EXISTING CIRCUITS & WIRING TO REMAIN

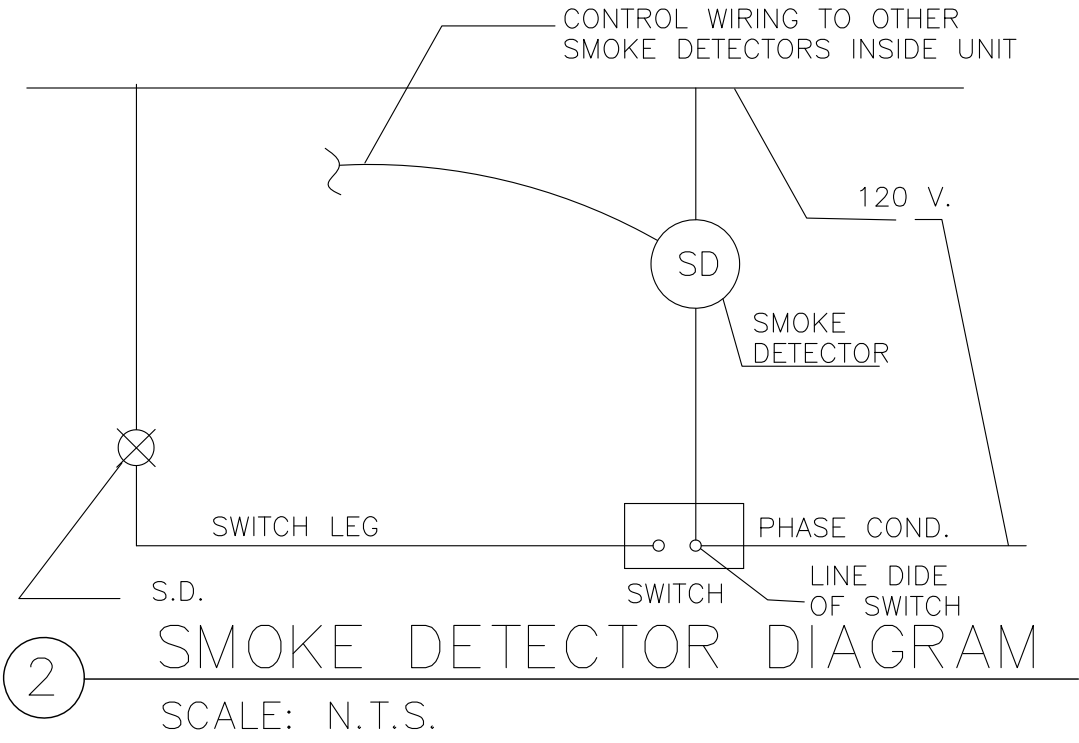
PANEL SCHEDULE "A"												
MAIN:	EXISTING 200 AMP PANEL MCB					VOLTAGE:	120/240V 1Ø 3W.					
SPEC:	(40) BREAKERS 10,000 AIC RATING					FEEDER:	3# 2/0 THHN CU IN 1-1/2" CONDUIT					
MOUNTING:	SURFACE (EXTERIOR)					AFCI:	ARC FAULT BREAKER **					
DESCRIPTION	CKT	CB	P	KVA	WIRE COND	CKT	CB	P	KVA	WIRE COND	DESCRIPTION	
AHU-1	1	60	2	8.5	#6	2	20	1	—	#12	GEN. LTS./RECEP.	
	3					4	20	1	—	#12	GEN. LTS./RECEP.	
	5					6	15	1	—	#14	GEN. LTS./RECEP.	
CU-1	7	30	2	5.0	#6	8	20	1	—	#12	DINING/LIVING LTS.	
	9	100	2	28.8	(3)#8	10	15	1	—	#14	GEN. LTS./RECEP.	
	11					12	15	1	—	#14	GEN. LTS./RECEP.	
13	14					20	1	1.5	#12	SMALL APPLIANCE		
SUB-PANEL-"B"	15	100	SEE SUB-PNL-"B" FOR SPECIFICATIONS			16	20	1	1.5	#12	SMALL APPLIANCE	
SPACE	17					18	20	1	1.0	#12	MICROWAVE	
SPACE	19					20	20	1	1.0	#12	REFRIGERATOR	
SPACE	21					22	20	1	—	#12	BATH GFCI RECEPT.	
SPACE	23					24	20	1	—	#12	EXT. RECEPT.	
SPACE	25					26	20	1	—	#12	EXT. RECEPT.	
WASHER	27	20	1	1.5	#12	28	15	1	—	#14	IRRIGATION	
OVEN	29	30	2	5.0	#10	30	30	1	5.0	#12	DRYER	
	31											
	33					34	20	1	—	#12	KITCHEN RECEPT.	
COOKTOP	35	30	2	5.0	#10	36	20	1	—	#12	WINE COOLER	
GEN. LTS./RECEP.	37	20	1	—	#12	38	20*	1	1.2	#12	DISHWASHER	
GEN. LTS./RECEP.	39	20	1	—	#12	40	20	1	1.0	#12	GARBAGE DISPOSAL	

COMMENTS:  
SEE ELECTRICAL NOTES FOR LOCATIONS OF ARC-FAULT BREAKERS. ALL LIGHTS AND OUTLETS CALCULATED @ 3W/SF.  
CIRCUIT BREAKER NOTE: \*\* DENOTES AFCI/GFCI COMBINATION CIRCUIT BREAKER

NEW SUB PANEL SCHEDULE "B"											
MAIN:	NEW 100-AMP SUBPANEL -"B"					VOLTAGE:	120/240V 1ø 3W				
SPEC:	(16) BREAKERS					FEEDER:	(3) #4 THHN CU IN 1"ø C. W/(1)#8 G.				
MOUNTING:	SURFACE MOUNTED (EXTERIOR)					AFCI:	ARC FAULT BREAKER **				
DESCRIPTION	CKT	CB	P	KVA	WIRE COND	CKT	CB	P	KVA	WIRE COND	DESCRIPTION
POOL BLOWER	1	20	2	2.5	#12	2	20	2	—	#12	EXT. LTS/REC.
	3					4	20	1	—	#12	BATH-1 GFCI
POOL PUMP	5	20	2	2.5	#12	6	15	1	**	#14	BEDROOM-1 LTS.
	7					8	20	1	**	#12	BEDROOM-1 RECEP
SPA PUMP	9	20	2	2.5	#12	10					SPACE
	11					12					
SPA HEATER	13	60	2	11.0	#6	14					SPACE
	15					16					

COMMENTS:  
SEE ELECTRICAL NOTES FOR LOCATIONS OF ARC-FAULT BREAKERS. ALL LIGHTS AND OUTLETS CALCULATED @ 3W/SF.  
CIRCUIT BREAKER NOTE: \*\* DENOTES AFCI/GFCI COMBINATION CIRCUIT BREAKER

ELECTRICAL LOAD CALCULATIONS		
AREA =	1,829 SF	KW
3W/SF		5.49
SMALL KITCHEN APPLIANCE (2)		3.00
REFRIGERATOR		1.00
GARBAGE DISPOSAL		1.00
MICROWAVE		1.00
HOOD		1.00
DISHWASHER		1.20
WASHER		1.50
DRYER		5.00
COOKTOP		5.00
OVEN		5.00
POOL PUMP		2.50
POOL BLOWER		2.50
SPA PUMP		2.50
SPA HEATER		11.00
WATER HEATER		28.80
TOTAL CONNECTED LOADS:		77.49
DEMAND FACTOR:		
FIRST 8,000 KW @ 100%		8.00
REMAINDER @ 40%		27.79
A/C @ 100%		8.50
TOTAL DEMAND LOAD:		44.29
44.29 KW/240V =		184.56 AMPS

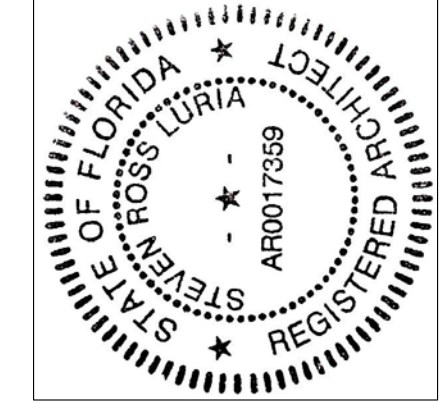
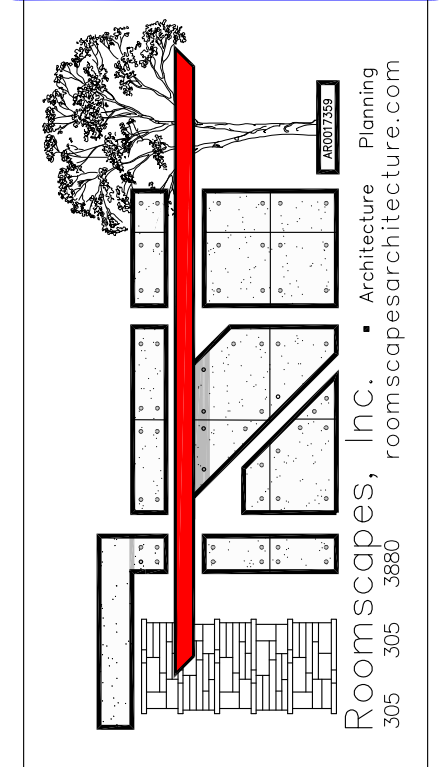


- SMOKE DETECTOR NOTES:
- SMOKE DETECTORS SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON SWITCH ABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER. ALL SMOKE DETECTORS WITHIN DWELLING SHALL BE INTERCONNECTED.
  - SMOKE DETECTORS SHALL NOT BE PLACED WITHIN 3 FT OF ANY A/C GRILLE, BATH DOOR, OR FAN BLADES.

PREVIOUS CIRCUITS A13, A15, A17, A19, A21, A23, A25 WERE POOL/SPA EQUIPMENT AND HAVE BEEN REINSTALLED ON NEW SUBPANEL-"B"

PROJECT NAME: **SINGLE-FAMILY ADDITION**  
ADDRESS: **1024 OBISPO AVE.  
CORAL GABLES, FL 33134**  
OWNER: **WILLIAM JOHN REILLY**  
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**  
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JOB No.: **20.01024.ADD**

REVISIONS:


DATE: 8/08/2020  
CHECKED BY:   
DRAWN BY: SRL  
PLOT: 100%

SHEET INDEX:  
LOAD CALCULATION,  
RISER DIAGRAM,  
DETAILS

SHEET No.: **E-2**

## GENERAL H.V.A.C. NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2017 AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS: SMACNA & ASHRAE.
2. ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2" STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-8) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.
3. ALL EXHAUST DUCTWORK SHALL BE CODE GAGE GALVANIZED SHEET METAL. ALL DUCT SIZES SHOWN ARE NET FREE AREA INSIDE.
5. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OF AIRGUIDE OR APPROVED EQUAL WITH MINIMUM 75% FREE AREA.
6. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
7. THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.
8. REFRIGERANT PIPING SHALL BE COPPER TYPE "L" WITH 3/4" ARMAFLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.
9. PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.

	CEILING GRILLE. SEE SIZE SCHEDULE DUCT TO MATCH NECK SIZE TYP.
	RAG-( RETURN AIR GRILLE, TRANSFER)
	WALL MOUNTED SIDE REGISTER. - WMSR
	SMART PROGRAMMABLE THERMOSTAT
	AIR FLOW DIRECTION ( ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS
CFM	CUBIC FEET PER MINUTE
TG	TRANSFER GRILLE
RA	RETURN AIR
RECT.	RECTANGULAR DUCT
FLD	FULL LOUVERED DOOR/BI-FOLD
LD	LINEAR DIFFUSER - REFER TO PLAN FOR LENGTH AND SLOT SIZE.
WMRAG	WALL-MOUNTED RETURN AIR GRILLE
CU	CONDENSING UNIT
AHU	AIR HANDLER UNIT
UC	1" UNDERDOOR DOOR FOR AIR RETURN
CG	CEILING GRILLE
RD	RIGID DUCT
	SPIDER BOX
	FLEXIBLE ROUND DUCT
	EXHAUST FAN. REFER TO SPECIFICATIONS
M.U.	MAKE-UP AIR
B.D.D.	BACK-DRAFT DAMPER

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR (S)		✓
FIRE DAMPER (S)		✓
SMOKE DAMPER (S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF/FLOOR		✓
FIRE RATED CEILING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓

EF-1 SHALL BE "NUTONE" MODEL #EX80N  
80 CFM, 4"Ø DUCT, CEILING MOUNTED  
W/B.D.D. BUILT-IN.

EXISTING CONDENSING UNIT 1																
DESIGNATION	CFM	MBTUH		ENTERING F		ELECTRICAL DATA					MANUFAC.	MODEL #	SEER	OBS		
		TOTAL	SENSIBLE	WB	DB	VOLTS	PHASES	AHRI#	RLA	FUSES				LIQ.	SUC.	COND.
CU-1	1050	42	31.5	67	80	230	1	8231640	19.9	30	TRANE	4TTB4042D1000CA	14	3/8	3/4	1
EXISTING AIR HANDLING UNIT 1																
DESIGNATION	MBTUH	TEMP. ENT. CONDENSER	ELECTRICAL DATA					MANUFAC.	MODEL #	OBS OR SEER	AREA SERVED					
			VOLTS	PHASES	WIRE AMPS	HTNG KW	FUSES									
AHU-1	42	90	230	1	25	5.3	60	TRANE	GAM2A0B42S31SAA	14	1,830 SF					

1. INSTALL NEW DUCTS AND REGISTERS AT NEW ADDITION PER PLAN. USE EXISTING AHU AS POINT OF CONNECTION.
2. INSTALL NEW EXHAUST FAN IN NEW BATH-1.

- REFER TO P-1 SHEET FOR AHU CONDENSATE DRAIN LINE LOCATION.



M-1

1. A SCOPE OF WORK:

THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY ON THE DRAWING SPECIFIED HERE IN AND/OR AS NEEDED FOR A COMPLETE SYSTEM. INCLUDING, BUT NOT NECESSARILY LIMITED TO:

  1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS.
  2. SANITARY DRAIN AND VENT SYSTEM.
  3. PLUMBING FIXTURES AND TRIM.
  4. AIR CONDITIONING CONDENSATE DRAINS
  5. PIPING INSULATION
  6. SUPPORTS AND HANGERS

—ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, PLUMBING, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION AND HRS.

REMARK: THE EVANS COUNTY CODE MAY CONFLICT WITH ANY CODE OR REGULATIONS. THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
2. CONTRACTOR TO VERIFY AT THE SITE THE LOCATION ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. ABOVEGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING, BITUMASTIC OR EQUAL.
4. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS AS INDICATED ON PLANS.
5. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH APPROVED MATERIALS. SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM PROJECTIONS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE INSTALLED WITH SUPPORTS, HANGERS, ETC.
6. WATER LINES TO SLOPE 1/8FT. UNLESS OTHERWISE NOTED.
7. VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD FLASHING.
8. PIPING INSULATION:
  - A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
  - B. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLAB OR MASONRY WALL. CAULK OPENINGS BETWEEN PIPE AND SLEEVES.
  - C. WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENING FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOM.
9. INSPECTIONS AND TESTS:
  - A. CONTRACTORS SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION. AS THE WORK PROGRESSES, ALL SYSTEMS SHALL BE TESTED BY CODE AND/OR LOCAL REGULATION.
  - B. DRAIN PIPING BEFORE INSTALLATION OF ANY DRAINS. THE END OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTIONS IS MADE BY AN OWNER REPRESENTATIVE.
11. STEEL OR ALUMINUM WATER LINES TO BE TREATED WITH 2 POUNDS OF CHLORINATED LIME TO 1000 GALS. OF WATER (50PPM OF AVAILABLE CHLORINE). RETAIN MIXTURES IN PIPES 24 HOURS AND FLOSS THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
12. PROVIDE FULLY ACCESSIBLE CLEANDUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF EACH CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.
13. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.









1. BATH TUB AND SHOWER GLASS ENCLOSURES, IF APPLICABLE, ARE TO BE OF TEMPERED GLASS - CAT. II.
2. BATHROOM FINISHED FLOORS TO BE IMPERVIOUS MATERIAL - CERAMIC TILE.
3. ALL PLUMBING FIXTURES TO COMPLY WITH FBC 2017
4. SHOWER DIVERter TO HAVE ANTI-SCALD VALVE.
5. SHOWER HEADS TO BE WATER SAVING w/ AERATOR

INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125. THE HIGH LIM. STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120°F. F.B.C.R. P2708.4

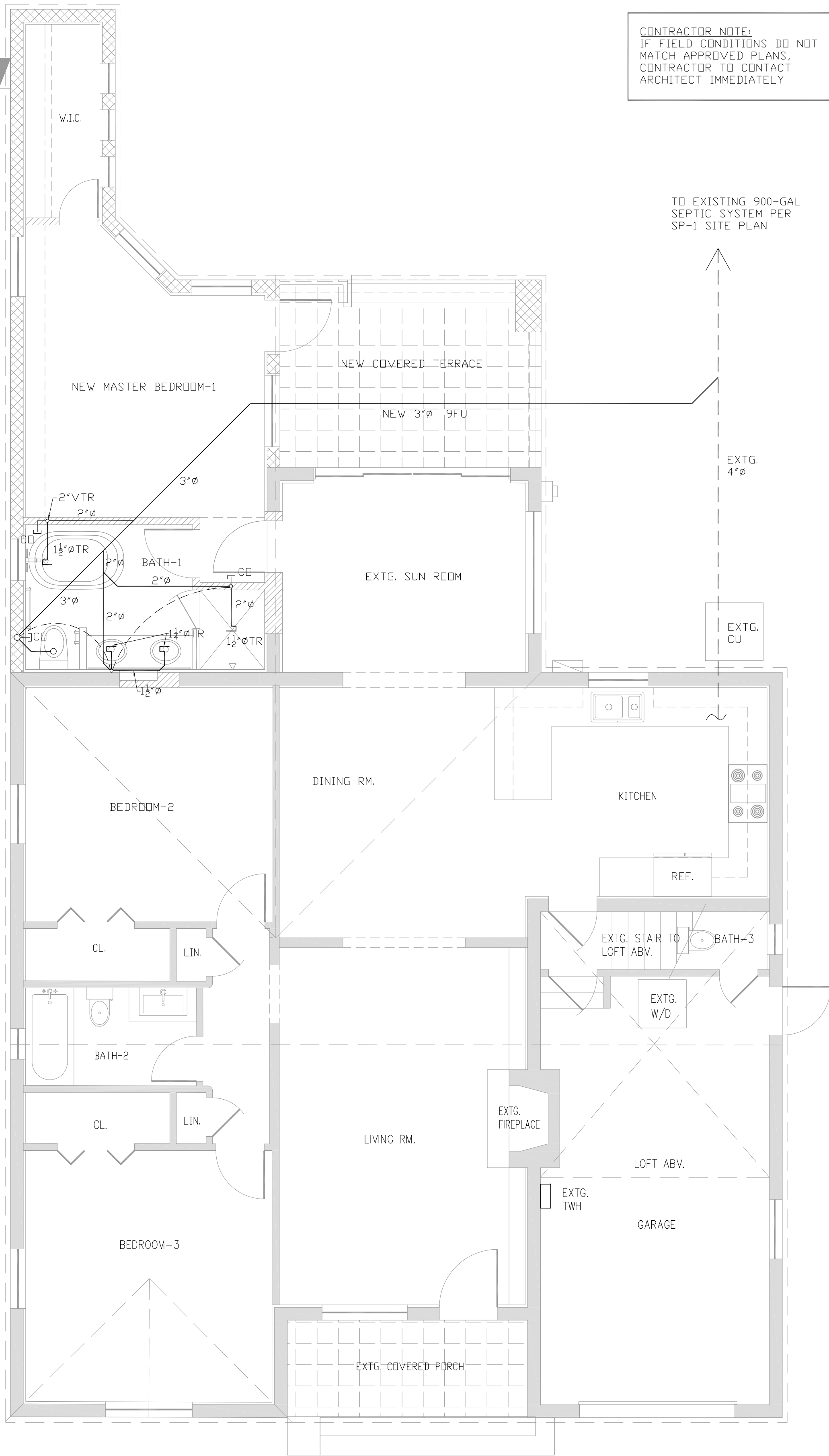
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
SHOWER HEAD	>>2.5 GPM AT 80 PSI
LAVATORY FAUCET	>>2.2 GPM AT 60 PSI
KITCHEN SINK FAUCET	>>2.2 GPM AT 60 PSI
WATER CLOSET	>>1.6 GALLONS PER FLUSHING CYCLE

1. INSTALL NEW MASTER BATH-1 AT NEW ADDITION PER PLAN. USE EXISTING WATER LINES @ EXISTING BATH-2 AS POINT OF CONNECTION. INSTALL NEW SANITARY LINES PER PLAN AND CONNECT TO EXISTING SEPTIC SYSTEM. (REFER TO SITE PLAN ON SP-1)

- TURN OFF WATER AT METER BEFORE COMMENCING PLUMBING WORK.
- ALL SANITARY LINES SHOWN ON PLAN ARE TO BE NEW UNLESS OTHERWISE SPECIFIED IN PLUMBING LEGEND.
- NO CHANGE TO EXISTING 1" W. WATER MAIN
- IF FIELD CONDITIONS DO NOT MATCH APPROVED PLAN, CONTRACTOR TO CONTACT ARCHITECT IMMEDIATELY.
- PERFORM LEAK TEST AT ALL NEW PLUMBING FIXTURES.

PLUMBING LEGEND		WATER LINES	
CO	CLEAN OUT	①	1/2" CW
CW	DOMESTIC COLD WATER	②	3/4" CW
HW	DOMESTIC HOT WATER	③	1/2" HW
AAV	AIR ADMITTANCE VALVE	④	3/4" HW
MSOV	MAIN SHUTOFF VALVE	⑤	1/2" CW & 1/2" HW
VTR	VENT THRU ROOF	⑥	3/4" CW & 1/2" HW
	SANITARY SEWER PIPING	⑦	3/4" CW & 3/4" HW
	EXTG. SANITARY LINE	⑧	1" CW
	DOMESTIC COLD WATER PIPING	⑨	3/8" CW
	DOMESTIC HOT WATER PIPING		
P.O.C.	POINT OF CONNECTION		
HB	HOSE BIB		
UG	UNDERGROUND		
RIC	RUN IN CEILING		
	SHOWER HEAD		
	SHUTOFF VALVE		
	RAIN SHOWER HEAD		
	DIAGRAMATIC VENTING		
		NOTE: USE THIS LEGEND IF PIPE SIZES ARE NOT INDICATED ON PLAN	

DIAMETER PIPE (inches)	MAXIMUM NUMBER OF DRAINAGE FIXTURE UNITS (dfu)	
	Connecting to a horizontal branch or stack	Connecting to a building drain or building sub-drain
2	3	4
2-1/2	6	26
3	12	31
4	20	50
5	160	250
6	360	575



CONTRACTOR NOTE:  
IF FIELD CONDITIONS DO NOT  
MATCH APPROVED PLANS,  
CONTRACTOR TO CONTACT  
ARCHITECT IMMEDIATELY

TO EXISTING 900-GAL  
SEPTIC SYSTEM PER  
SP-1 SITE PLAN

EXTG.  
4" Ø

EXTG.  
CUPROJECT NAME: **SINGLE-FAMILY ADDITION**

1024 OBISPO AVE.  
CORAL GABLES, FL 33134

WILLIAM JOHN REILLY

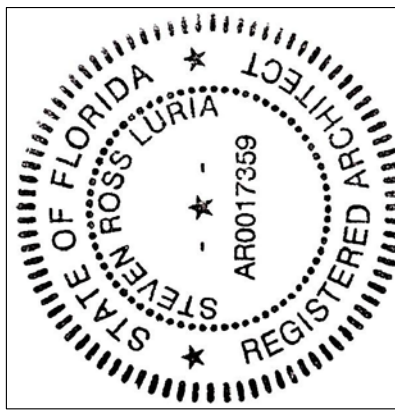
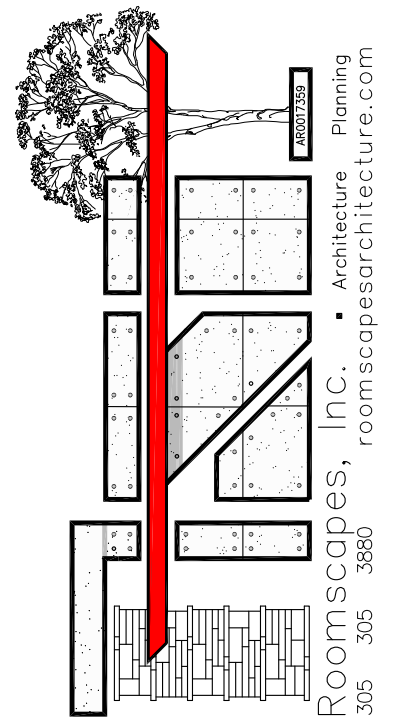
PROPERTY ID: 03-4107-014-0310

ARCHITECT: **STEVEN LURIA, RA**

9641 SW 100 AVENUE  
MIAMI .FL. 33176

LICENSE NO: AR 0017359

305-305-3880



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JOB No.:  
**20.01024.ADD**

REVISIONS:

DATE: 8/08/2020

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SHEET INDEX:









SANITARY PLUMBING  
PLAN, DETAILS,  
NOTES

SHEET No.:

P-1

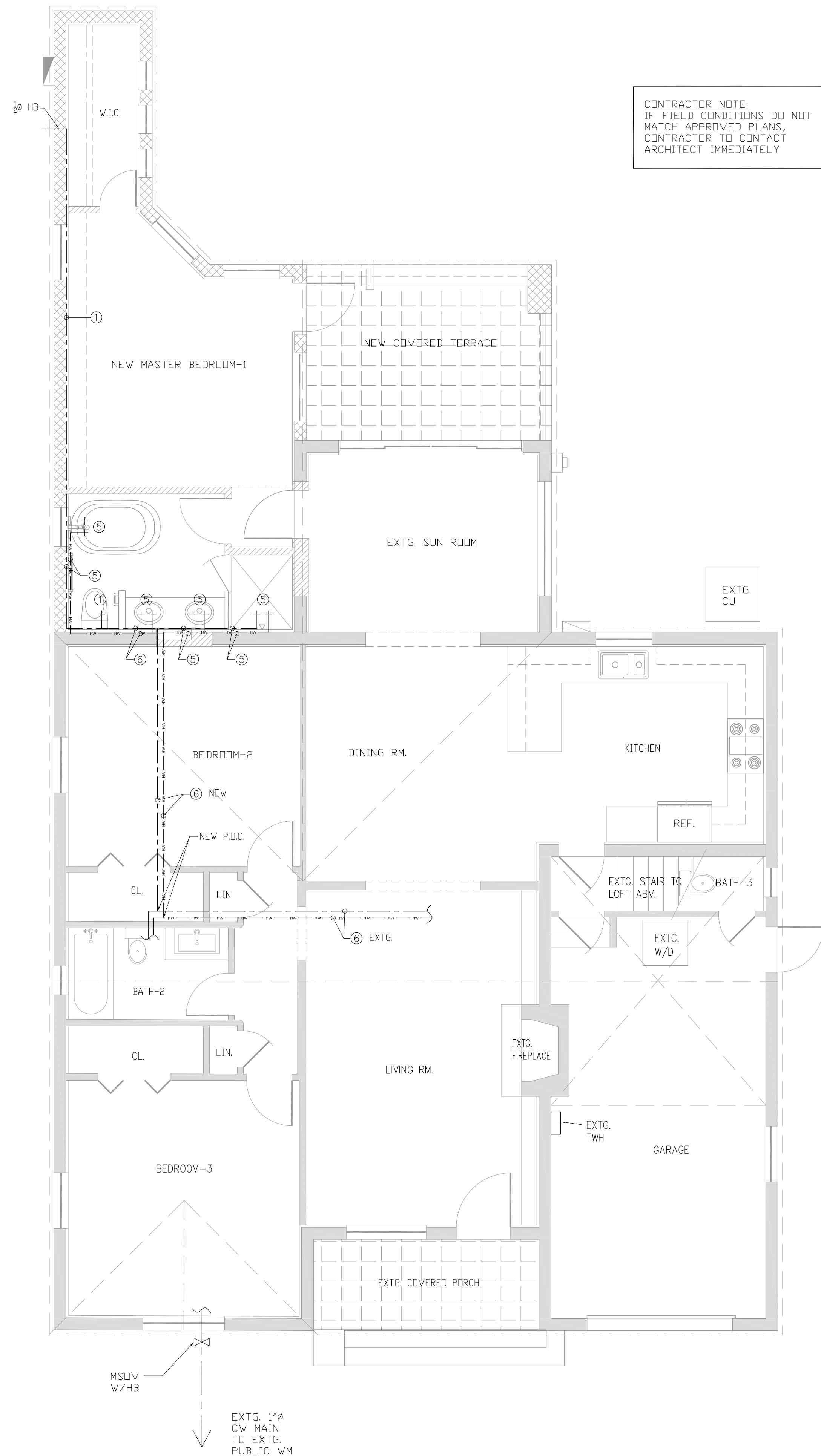
① SANITARY PLUMBING PLAN  
SCALE: 1/4"=1'-0"

SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. (TYP) PER FBC 2708

PLUMBING LEGEND		WATER LINE'S	
CO	CLEAN OUT	①	1/2" CW
CW	DOMESTIC COLD WATER	②	3/4" CW
HW	DOMESTIC HOT WATER	③	1/2" HW
AAV	AIR ADMITTANCE VALVE	④	3/4" HW
MSOV	MAIN SHUTOFF VALVE	⑤	1/2" CW & 1/2" HW
VTR	VENT THRU ROOF	⑥	3/4" CW & 1/2" HW
	SANITARY SEWER PIPING	⑦	3/4" CW & 3/4" HW
	EXTG. SANITARY LINE	⑧	1" CW
	DOMESTIC COLD WATER PIPING	⑨	3/8" CW
	DOMESTIC HOT WATER PIPING		
P.O.C.	POINT OF CONNECTION		
HB	HOSE BIB		
UG	UNDERGROUND		
RIC	RUN IN CEILING		
	SHOWER HEAD		
	SHUTOFF VALVE		
	RAIN SHOWER HEAD		
	DIAGRAMATIC VENTING		

A diagram of a bathroom vanity layout. The vanity is 60 inches wide. It features a 15-inch sink on the left, a 30-inch toilet in the center, a 15-inch mirror above the toilet, and a 30-inch bathtub on the right. The dimensions are labeled above the vanity: 15" for the sink, 30" for the toilet, 15" for the mirror, and 30" for the bathtub.

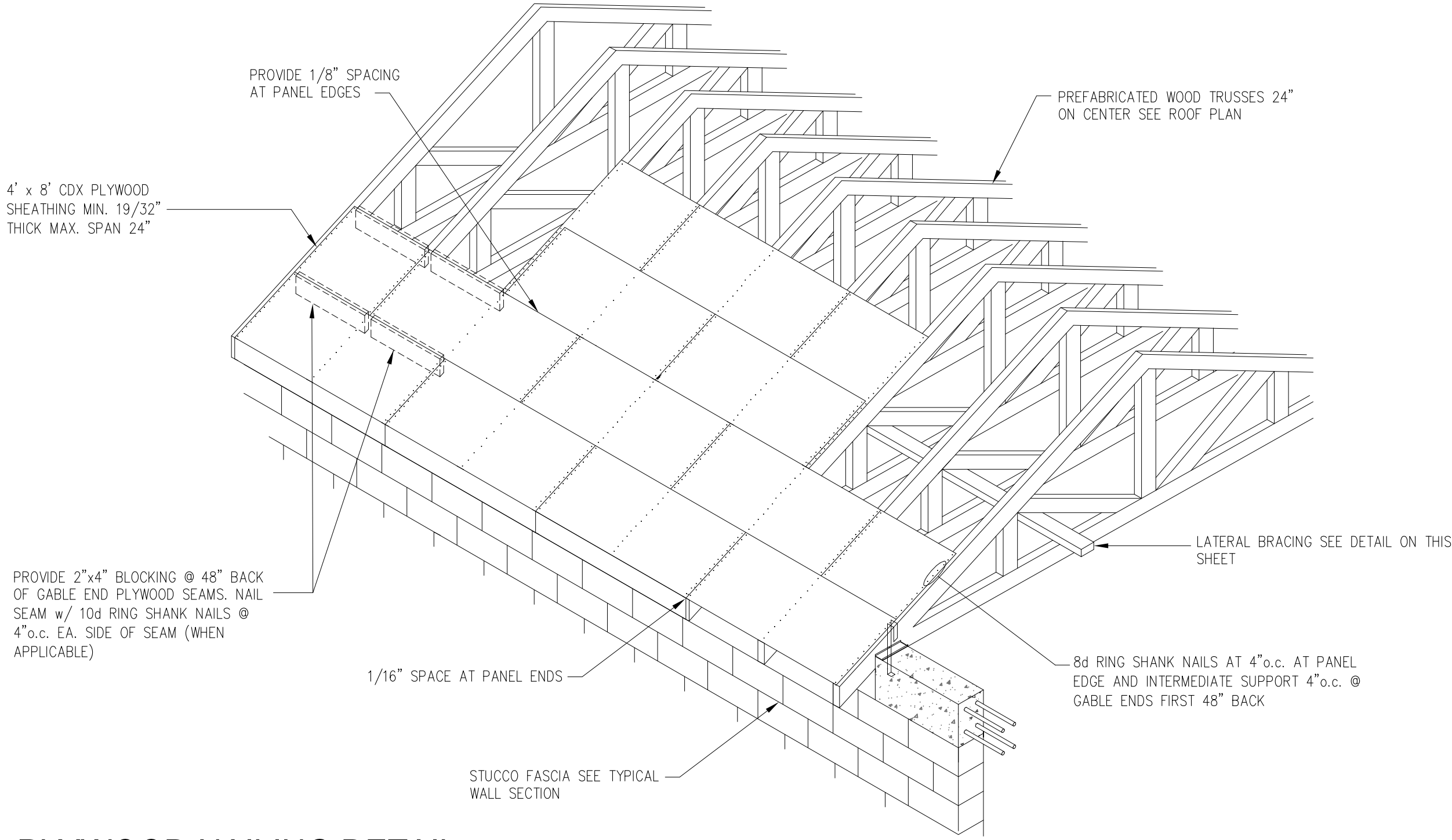
SCALE: N.T.S.



CONTRACTOR NOTE:  
IF FIELD CONDITIONS DO NOT  
MATCH APPROVED PLANS,  
CONTRACTOR TO CONTACT  
ARCHITECT IMMEDIATELY

P-2



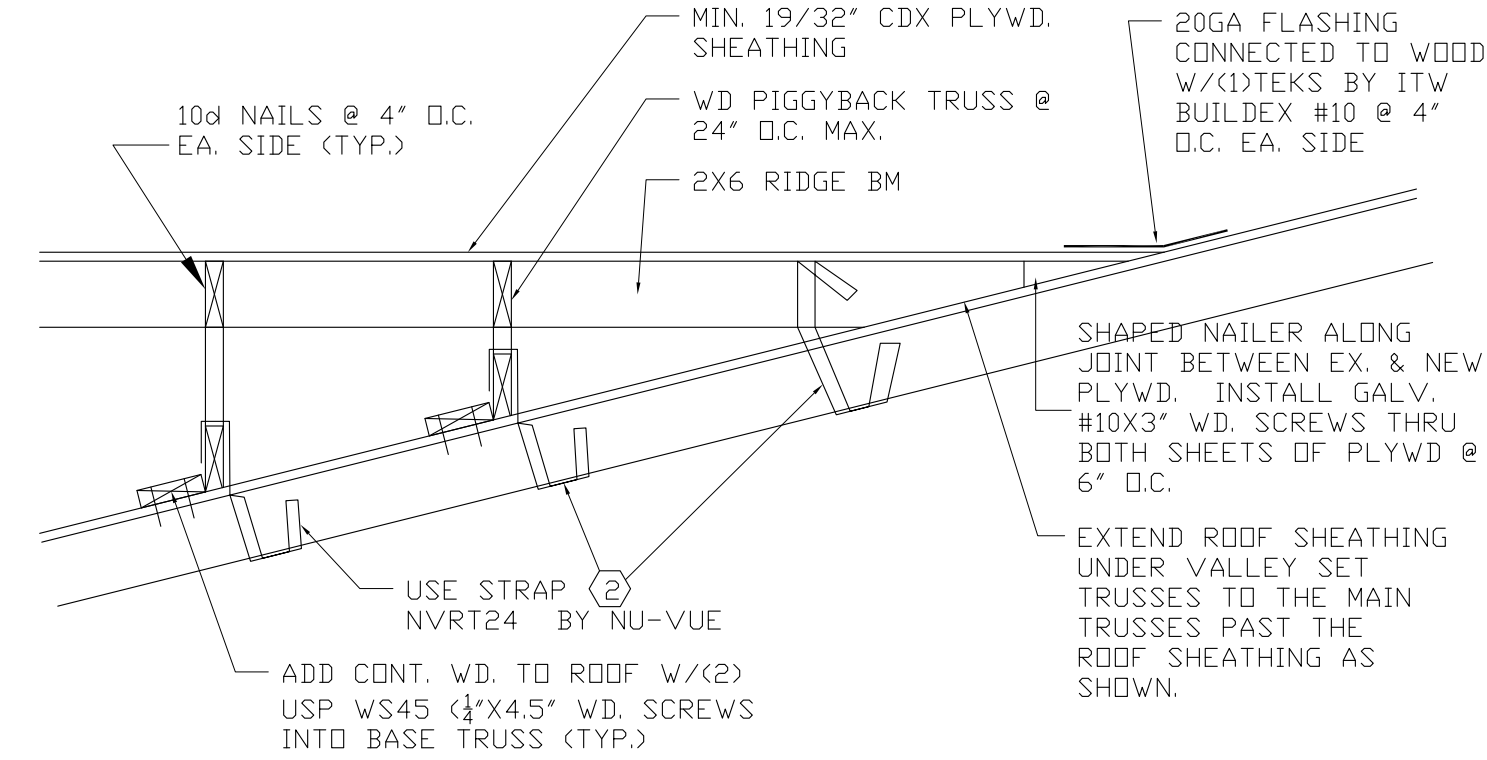


## PLYWOOD NAILING DETAIL

SCALE: N.T.S.

## PLYWOOD DIAPHRAGM

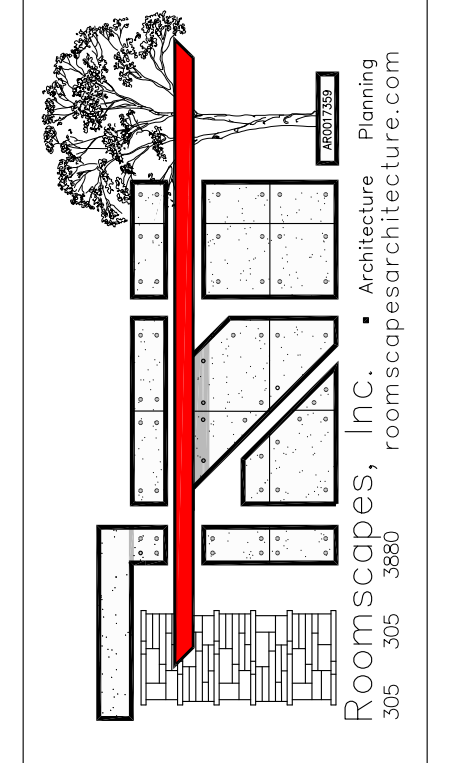
- FLOOR DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN / CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE LOCAL BUILDING CODE.
- PLYWOOD ROOF SHEATHING SHALL BE 19/32" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS .
- CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 8d GALVANIZED RING SHANK NAILS, SPACED AT 4"o.c. MAX. AT SUPPORTED EDGES AND AT 8"o.c. ALONG INTERMEDIATE SUPPORTS. GABLE ENDS NAIL SPACING SHALL BE 10d RS NAILS @ 4"o.c. MAX.
- INSPECTIONS: SHALL COMPLY WITH THE LOCAL BUILDING CODE REQUIREMENTS FOR INSPECTIONS (BY THE MUNICIPALITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.



1 PIGGY-BACK FRAMING DTL.  
SCALE: 3/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**  
ADDRESS: **1024 OBISPO AVE.  
CORAL GABLES, FL 33134**  
OWNER: **WILLIAM JOHN REILLY**  
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**  
9641 SW 100 AVENUE  
MIAMI ,FL. 33176  
LICENSE NO: AR 0017359  
305-305-3880



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**20.01024.ADD**

REVISIONS:

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
SHEET INDEX: DETAILS, NOTES
SHEET No.: <b>S-1</b>

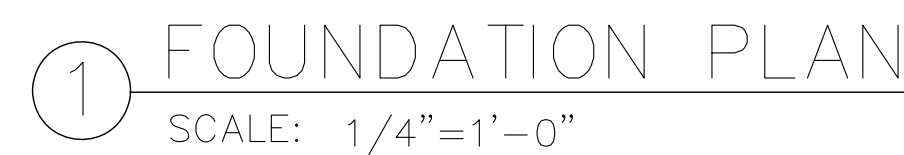
BASED ON VISUAL INSPECTION OF THE SITE, THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK HAVING A MINIMUM SOIL BEARING PRESSURE OF 2000 PSI. THE CONTRACTOR SHALL CONTACT THE A/E TO INSPECT THE SOIL CONDITIONS AT TIME FOUNDATION EXCAVATION AND A SIGNED AND SEALED LETTER SHALL BE SUBMITTED BY THE A/E TO THE BUILDING OFFICIAL/DEPARTMENT ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

COMPACT FILL TO 95% MODIFIED PROCTOR TEST. LAB REPORT IS TO BE SUBMITTED TO A/E BEFORE CONSTRUCTION STARTS.

	8" REINFORCED MASONRY CONCRETE WALLS W/ (1) #5 @ 40" O.C. ON 4000 PSI GROUTED CELL (8RM540) ON SPREAD FOOTING PER FOUNDATION SCHEDULE (WF18)
	8" CMU WITH 1#5 VERTICAL IN 4000PSI GROUT FILLED CELL
	NEW WINDOWS AND DOOR OPENING
	NEW DOOR OPENING
	EXISTING WALL, PARTITION, OR COLUMN TO REMAIN.
	NEW COLUMN FOOTING PER FOOTING SCHEDULE
	ROUGH OPENING
	EXISTING WALL BELOW SLAB
	NEW CONCRETE COLUMN PER COLUMN SCHEDULE

S1	NEW 4" CONC. SLAB REINFORCED (3000 P.S.I.) WITH 6" X 6" W14 X W14 W.W.M. ON CLEAN SAND FILL PLACED IN 12' MAXIMUM THICK LAYERS WELL COMPACTED FINISHED DENSITY 95% BY MODIFIED PROCTOR TEST. APPROVED 6 MIL VAPOR BARRIER & CLEAN COMPACTED TERMITE TREATED FILL (TYP. THROUGHOUT).
----	---

COLUMN SCHEDULE						
GRAPHIC	MARK	SIZE		REINFORCING		REMARKS
		WIDTH	DEPTH	VERT	HOOPS	
	C-1	16"	32"	(1) #5 EX. CELL	#3 @ 16" O.C.	TERRACE COLUMN STAGGERED 36"16 OIU BLOCKS USE KNOCK OUT BLOCK EVERY 2 ROWS TO ALLOW HORIZONTAL REINFORCING
	SC	8"	12"	4 #5	#3 @ 8" O.C.	CONCRETE STARTER COLUMN PER DETAIL SHEET S-1
	TC-1	8"	12"	4 #6	#3 @ 8" O.C.	NEW TIE COLUMN



1 LEDGE DETAIL N.T.S.

ARCHITECT:  
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MIAMI, FL 33176

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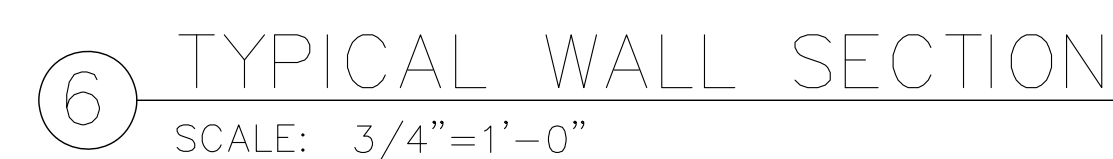
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SHEET INDEX:  
FOUNDATION PLAN,

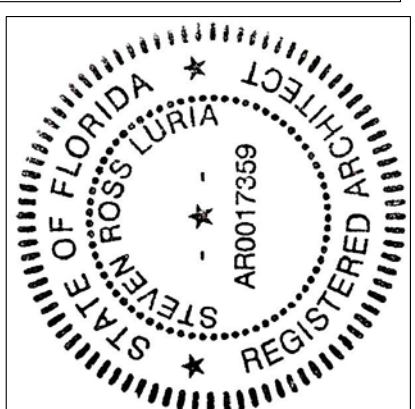
SHEET No.:  
**S-2**





ARCHITECT: **STEVEN LURIA, RA**  
9641 SW 100 AVENUE  
MIAMI, FL. 33176

LICENSE NO: AR 0017359  
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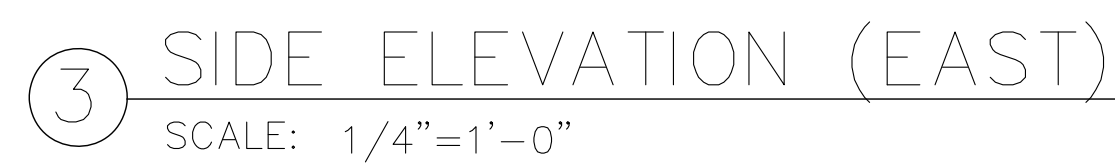
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SECTIONS

SHEET No.:

S-4



SHEET No.:  
**S-5**

















